

Levelling-up and Regeneration Bill

EXPLANATORY NOTES

Explanatory notes to the Bill, prepared by the Department for Levelling Up, Housing & Communities, have been ordered to be published as HL Bill 84—EN.

EUROPEAN CONVENTION ON HUMAN RIGHTS

Baroness Scott of Bybrook has made the following statement under section 19(1)(a) of the Human Rights Act 1998:

In my view the provisions of the Levelling-up and Regeneration Bill are compatible with the Convention rights.

ENVIRONMENTAL STATEMENTS

Baroness Scott of Bybrook has made the following statements under section 20(2)(a) and (3) of the Environment Act 2021.

In my view—

(a) the Levelling-up and Regeneration Bill contains provision which, if enacted, would be environmental law, and

(b) the Bill will not have the effect of reducing the level of environmental protection provided for by any existing environmental law.

Levelling-up and Regeneration Bill

[AS BROUGHT FROM THE COMMONS]

CONTENTS

PART 1

LEVELLING-UP MISSIONS

Setting missions

- 1 Statement of levelling-up missions

Reporting on missions

- 2 Annual etc reports on delivery of levelling-up missions
- 3 Reports: Parliamentary scrutiny and publication

Revision of methodology and metrics or target dates

- 4 Changes to mission progress methodology and metrics or target dates

Review of missions

- 5 Reviews of statements of levelling-up missions

General

- 6 Interpretation of Part 1

PART 2

LOCAL DEMOCRACY AND DEVOLUTION

CHAPTER 1

COMBINED COUNTY AUTHORITIES

CCAs and their areas

- 7 Combined county authorities and their areas

Constitution of CCAs

- 8 Constitutional arrangements
- 9 Non-constituent members of a CCA
- 10 Associate members of a CCA
- 11 Regulations about members
- 12 Review of CCA's constitutional arrangements
- 13 Overview and scrutiny committees
- 14 Funding
- 15 Change of name

Functions of CCAs

- 16 Local authority functions
- 17 Other public authority functions
- 18 Section 17 regulations: procedure
- 19 Integrated Transport Authority and Passenger Transport Executive
- 20 Directions relating to highways and traffic functions
- 21 Contravention of regulations under section 20
- 22 Designation of key route network roads

Changes to CCAs

- 23 Changes to boundaries of a CCA's area
- 24 Dissolution of a CCA's area

Mayors for CCA areas

- 25 Power to provide for election of mayor
- 26 Requirements in connection with regulations under section 25
- 27 Deputy mayors etc
- 28 Functions of mayors: general
- 29 Procedure for direct conferral of general functions on mayor
- 30 Joint exercise of general functions

Police and crime and fire and rescue functions

- 31 Functions of mayors: policing
- 32 Exercise of fire and rescue functions
- 33 Section 32 regulations: procedure
- 34 Section 32 regulations: further provision
- 35 Section 32 regulations: exercise of fire and rescue functions
- 36 Section 32 regulations: complaints and conduct matters etc
- 37 Section 32 regulations: application of fire and rescue provisions
- 38 Section 32 regulations: application of local policing provisions

Financial matters relating to mayors

- 39 Mayors for CCA areas: financial matters

Alternative mayoral titles

- 40 Alternative mayoral titles

- 41 Alternative mayoral titles: further changes
- 42 Power to amend list of alternative titles

Requirements in connection with regulations about CCAs

- 43 Proposal for new CCA
- 44 Requirements in connection with establishment of CCA
- 45 Proposal for changes to existing arrangements relating to CCA
- 46 Requirements for changes to existing arrangements relating to CCA

General powers of CCAs

- 47 General power of CCA
- 48 Boundaries of power under section 47
- 49 Power to make provision supplemental to section 47
- 50 General power of competence

Supplementary

- 51 Incidental etc provision
- 52 Transfer of property, rights and liabilities
- 53 Guidance
- 54 Consequential amendments
- 55 Interpretation of Chapter

CHAPTER 2

OTHER PROVISION

Combined authorities

- 56 Review of combined authority's constitutional arrangements
- 57 Consent to changes to combined authority's area
- 58 Consent to conferral of general functions on mayor
- 59 Consent to conferral of police and crime commissioner functions on mayor
- 60 Functions in respect of key route network roads
- 61 Membership of combined authority
- 62 Proposal for establishment of combined authority
- 63 Proposal for changes to existing combined arrangements
- 64 Consequential amendments relating to section 61 and 63
- 65 Regulations applying to combined authorities
- 66 Combined authorities and combined county authorities: power to borrow
- 67 Payment of allowances to committee members

Local authority governance

- 68 Timing for changes in governance arrangements
- 69 Transfer of functions: changes in governance arrangements
- 70 Power to transfer etc public authority functions to certain local authorities

Police and crime commissioners: participation in local authority committees

- 71 Participation of police and crime commissioners at certain local authority committees

Alternative mayoral titles

- 72 Combined authorities: alternative mayoral titles
73 Local authorities in England: alternative mayoral titles

Local government capital finance

- 74 Capital finance risk management

Council tax

- 75 Long-term empty dwellings: England
76 Dwellings occupied periodically: England

Street names

- 77 Alteration of street names: England

PART 3

PLANNING

CHAPTER 1

PLANNING DATA

- 78 Power in relation to the processing of planning data
79 Power in relation to the provision of planning data
80 Power to require certain planning data to be made publicly available
81 Power to require use of approved planning data software in England
82 Disclosure of planning data does not infringe copyright in certain cases
83 Requirements to consult devolved administrations
84 Interpretation of Chapter

CHAPTER 2

DEVELOPMENT PLANS ETC

Development plans and national policy

- 85 Development plans: content
86 Role of development plan and national policy in England
87 National development management policies: meaning

Spatial development strategy for London

- 88 Contents of the spatial development strategy
89 Adjustment of terminology

Local planning

- 90 Plan making

Neighbourhood planning

- 91 Contents of a neighbourhood development plan
92 Neighbourhood development plans and orders: basic conditions

Requirement to assist with plan making

- 93 Requirement to assist with certain plan making

Minor and consequential amendments

- 94 Minor and consequential amendments in connection with Chapter 2

CHAPTER 3

HERITAGE

- 95 Regard to certain heritage assets in exercise of planning functions
96 Temporary stop notices in relation to listed buildings
97 Urgent works to listed buildings: occupied buildings and recovery of costs
98 Removal of compensation for building preservation notice

CHAPTER 4

GRANT AND IMPLEMENTATION OF PLANNING PERMISSION

- 99 Street votes
100 Street votes: community infrastructure levy
101 Crown development
102 Minor variations in planning permission
103 Development commencement notices
104 Completion notices
105 Power to decline to determine applications in cases of earlier non-implementation etc
106 Condition relating to development progress reports

CHAPTER 5

ENFORCEMENT OF PLANNING CONTROLS

- 107 Time limits for enforcement
108 Duration of temporary stop notices
109 Enforcement warning notices
110 Restriction on appeals against enforcement notices
111 Undue delays in appeals
112 Penalties for non-compliance
113 Power to provide relief from enforcement of planning conditions

CHAPTER 6

OTHER PROVISION

- 114 Consultation before applying for planning permission
- 115 Duty to grant sufficient planning permission for self-build and custom housebuilding
- 116 Powers as to form and content of planning applications
- 117 Additional powers in relation to planning obligations
- 118 Fees for certain services in relation to nationally significant infrastructure projects
- 119 Power to shorten deadline for examination of development consent order applications
- 120 Additional powers in relation to non-material changes to development consent orders
- 121 Hazardous substances consent: connected applications to the Secretary of State
- 122 Regulations and orders under the Planning Acts
- 123 Pre-consolidation amendment of planning, development and compulsory purchase legislation

PART 4

INFRASTRUCTURE LEVY

- 124 Infrastructure Levy: England
- 125 Power to designate Homes and Communities Agency as a charging authority
- 126 Restriction of Community Infrastructure Levy to Greater London and Wales

PART 5

COMMUNITY LAND AUCTION PILOTS

Community land auction arrangements

- 127 Community land auction arrangements and their purpose
- 128 Power to permit community land auction arrangements

CLA receipts

- 129 Application of CLA receipts
- 130 Duty to pass CLA receipts to other persons
- 131 Use of CLA receipts in an area to which section 130(1) duty does not relate
- 132 CLA infrastructure delivery strategy

General

- 133 Power to provide for authorities making joint local plans
- 134 Parliamentary scrutiny of pilot
- 135 CLA regulations: further provision and guidance
- 136 Expiry of Part
- 137 Interpretation of Part 5

PART 6

ENVIRONMENTAL OUTCOMES REPORTS

Setting environmental outcomes

138 Power to specify environmental outcomes

Power to require environmental outcomes reports

139 Environmental outcomes reports for relevant consents and relevant plans

Defining the consents and plans to which this Part applies

140 Power to define “relevant consent” and “relevant plan” etc

Assessment and monitoring

141 Assessing and monitoring impact on outcomes etc

Safeguards, devolution and exemptions

142 Safeguards: non-regression, international obligations and public engagement

143 Requirements to consult devolved administrations

144 Exemptions for national defence and civil emergency etc

Enforcement

145 Enforcement

Reporting

146 Reporting

General

147 Public consultation etc

148 Guidance

149 Interaction with existing environmental assessment legislation and the Habitats Regulations

150 Consequential repeal of power to make provision for environmental assessment

151 EOR regulations: further provision

152 Interpretation of Part 6

PART 7

NUTRIENT POLLUTION STANDARDS

153 Nutrient pollution standards to apply to certain sewage disposal works

154 Planning: assessments of effects on certain sites

155 Remediation

PART 8

DEVELOPMENT CORPORATIONS

Local authority proposals and oversight

- 156 Locally-led urban development corporations
- 157 Development corporations for locally-led new towns
- 158 Minor and consequential amendments

Planning functions

- 159 Planning functions of urban development corporations
- 160 Planning functions of new town development corporations
- 161 Mayoral development corporation as minerals and waste planning authority
- 162 Minor and consequential amendments

Membership

- 163 Removal of restrictions on membership of urban development corporations and new town development corporations

Finance

- 164 Removal of limits on borrowing of urban development corporations and new town development corporations

PART 9

COMPULSORY PURCHASE

Powers

- 165 Acquisition by local authorities for purposes of regeneration

Procedure

- 166 Online publicity
- 167 Confirmation proceedings
- 168 Conditional confirmation
- 169 Corresponding provision for purchases by Ministers
- 170 Consequential amendments relating to date of operation
- 171 Time limits for implementation
- 172 Agreement to vary vesting date
- 173 Common standards for compulsory purchase data

Compensation

- 174 'No-scheme' principle: minor amendments
- 175 Prospects of planning permission for alternative development

PART 10

LETTING BY LOCAL AUTHORITIES OF VACANT HIGH-STREET PREMISES

Significant concepts

- 176 Designated high streets and town centres
- 177 High-street uses and premises
- 178 Vacancy condition
- 179 Local benefit condition

Procedure preliminary to letting

- 180 Initial notice
- 181 Restriction on letting while initial notice in force
- 182 Circumstances in which letting to be permitted
- 183 Final notice
- 184 Restriction on letting while final notice in force
- 185 Restriction on works while final notice in force
- 186 Counter-notice
- 187 Appeals

Procedure for letting

- 188 Rental auctions
- 189 Power to contract for tenancy
- 190 Terms of contract for tenancy
- 191 Terms of tenancy
- 192 Power to grant tenancy in default
- 193 Deemed consent of superior lessor or mortgagee
- 194 Exclusion of security of tenure

Powers to obtain information

- 195 Power to require provision of information
- 196 Power to enter and survey land
- 197 Offences in connection with section 196
- 198 Power to extend time limits

General and supplementary provision

- 199 Further provision about letting notices
- 200 Other formalities
- 201 Compensation
- 202 Power to modify or disapply enactments applicable to letting
- 203 Interpretation of Part 10

PART 11

INFORMATION ABOUT INTERESTS AND DEALINGS IN LAND

- 204 Requirements to provide information about ownership and control

- 205 Requirements to provide transactional information
- 206 Supplementary provision about information requirements
- 207 Use of information
- 208 Enforcement of requirements
- 209 Interpretation of Part 11

PART 12

MISCELLANEOUS

- 210 Registration of short-term rental properties
- 211 Pavement licences
- 212 Historic environment records
- 213 Review of governance etc of RICS
- 214 Marine licensing

PART 13

GENERAL

- 215 Data protection
- 216 Crown application
- 217 Abbreviated references to certain Acts
- 218 Power to make consequential provision
- 219 Regulations
- 220 Financial provisions
- 221 Extent
- 222 Commencement and transitional provision
- 223 Short title

-
- Schedule 1 – Combined county authorities: overview and scrutiny committees and audit committee
 - Schedule 2 – Mayors for combined county authority areas: further provisions about elections
 - Schedule 3 – Mayors for combined county authority Areas: PCC functions
 - Schedule 4 – Combined county authorities: consequential amendments
 - Schedule 5 – Alteration of street names: consequential amendments
 - Schedule 6 – Determinations and other decisions: having regard to national development management policies
 - Schedule 7 – Plan making
 - Schedule 8 – Minor and consequential amendments in connection with Chapter 2 of Part 3
 - Schedule 9 – Crown development: consequential amendments
 - Schedule 10 – Completion notices: consequential amendments
 - Schedule 11 – Infrastructure Levy
 - Part 1 – Infrastructure Levy: England
 - Part 2 – Consequential amendments

-
- Schedule 12 – Amendments of the Conservation of Habitats and Species Regulations 2017: assumptions about nutrient pollution standards
 - Part 1 – Introductory
 - Part 2 – Planning
 - Part 3 – Land use plans
 - Schedule 13 – Locally-led development corporations: minor and consequential amendments
 - Schedule 14 – Planning functions of development corporations: minor and consequential amendments
 - Schedule 15 – Compulsory purchase: corresponding provision for purchases by Ministers
 - Schedule 16 – Grounds of appeal against final letting notice
 - Part 1 – Grounds
 - Part 2 – Interpretation and application
 - Schedule 17 – Provision to be included in terms of tenancy further to contract under section 189
 - Schedule 18 – Pavement licences

[AS BROUGHT FROM THE COMMONS]

A

B I L L

TO

Make provision for the setting of levelling-up missions and reporting on progress in delivering them; about local democracy; about town and country planning; about Community Infrastructure Levy; about the imposition of Infrastructure Levy; about environmental outcome reports for certain consents and plans; about nutrient pollution standards; about regeneration; about the compulsory purchase of land; about information and records relating to land, the environment or heritage; about the registration of short-term rental properties; for the provision for pavement licences to be permanent; about governance of the Royal Institution of Chartered Surveyors; about the charging of fees in connection with marine licences; and for connected purposes.

BE IT ENACTED by the King’s most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:—

PART 1

LEVELLING-UP MISSIONS

Setting missions

1 Statement of levelling-up missions

- (1) A Minister of the Crown must prepare, and lay before each House of Parliament, a statement of levelling-up missions. 5
- (2) A “statement of levelling-up missions” is a document which sets out—
 - (a) objectives which His Majesty’s Government intends to pursue to reduce geographical disparities in the United Kingdom significantly (“levelling-up missions”), within a period specified in the statement (the “mission period”), and 10
 - (b) details of how His Majesty’s Government proposes to measure progress in delivering those levelling-up missions (the “mission progress methodology and metrics”).
- (3) The mission period for a statement of levelling-up missions must not— 15

- (a) begin before the statement has been laid before each House of Parliament, nor
- (b) be shorter than five years.
- (4) A statement of levelling-up missions must specify a target date for the delivery of each of the levelling-up missions in it, which may be before or at the end of the mission period. 5
- (5) If different target dates are specified under subsection (4) for different levelling-up missions, the statement of levelling-up missions must give reasons for the different dates.
- (6) The first statement of levelling-up missions must come into effect before the end of the period of one month beginning with the day on which this section comes into force. 10
- (7) A statement of levelling-up missions comes into effect when—
- (a) the statement has been laid before each House of Parliament and published by a Minister of the Crown, and 15
- (b) the mission period in the statement begins.
- (8) Before the end of the mission period in a statement of levelling-up missions (“the old statement”), a Minister of the Crown must prepare a new statement of levelling-up missions, lay it before each House of Parliament and publish it. 20
- (9) The mission period in the new statement of levelling-up missions must begin no later than immediately after the end of the mission period in the old statement.
- (10) When the new statement of levelling-up missions comes into effect it replaces the old statement, which ceases to have effect. 25
- (11) References in this Part to the current statement of levelling-up missions are to the statement of levelling-up missions for the time being in effect.

Reporting on missions

2 Annual etc reports on delivery of levelling-up missions

- (1) A Minister of the Crown must prepare reports on the delivery of the levelling-up missions in the current statement of levelling-up missions, in accordance with this section. 30
- (2) Each report must—
- (a) include the Minister’s assessment of the progress that has been made, in the period to which the report relates, in delivering each of the levelling-up missions in the current statement of levelling-up missions as it has effect at the end of that period, 35
- (b) describe what has been done, in that period, by His Majesty’s Government to deliver each of those levelling-up missions, and

- (c) set out what His Majesty’s Government plans to do in the future to deliver each of those levelling-up missions.
- (3) The Minister’s assessment under subsection (2)(a) must be carried out by reference to the mission progress methodology and metrics in the current statement of levelling-up missions as it has effect at the end of the period to which the report relates. 5
- (4) If His Majesty’s Government considers that it is no longer appropriate for it to pursue a levelling-up mission in the current statement of levelling-up missions, the report may state that His Majesty’s Government no longer intends to pursue that mission, instead of dealing with the matters mentioned in subsection (2) in relation to that mission. 10
- (5) If a report contains a statement under subsection (4), it must also set out the reasons for the statement being made.
- (6) The first report in relation to a statement of levelling-up missions must relate to the first 12 months of the mission period in the statement. 15
- (7) Subsequent reports in relation to a statement of levelling-up missions must relate to –
 - (a) the 12 month period immediately following the 12 month period in relation to which the previous report relating to the statement was prepared, or 20
 - (b) if shorter, the period –
 - (i) beginning immediately after the 12 month period in relation to which the previous report relating to the statement was prepared, and
 - (ii) ending at the end of the mission period in the statement. 25

3 Reports: Parliamentary scrutiny and publication

- (1) A report under section 2 must be laid before each House of Parliament before the end of the period of 120 days beginning immediately after the last day of the period to which the report relates.
- (2) After a report has been laid before Parliament under subsection (1), a Minister of the Crown must publish it as soon as is reasonably practicable. 30
- (3) In calculating the period of 120 days mentioned in subsection (1), no account is to be taken of any time during which –
 - (a) Parliament is dissolved or prorogued, or
 - (b) either House of Parliament is adjourned for more than 4 days. 35

Revision of methodology and metrics or target dates

4 Changes to mission progress methodology and metrics or target dates

- (1) This section applies if a Minister of the Crown considers that the mission progress methodology and metrics, or the target date for the delivery of a levelling-up mission, in the current statement of levelling-up missions should be changed. 5
- (2) The Minister –
- (a) may revise the current statement of levelling-up missions so as to change the mission progress methodology and metrics or (as the case may be) target date, and 10
- (b) as soon as is reasonably practicable after doing so, must –
- (i) publish a statement setting out the reasons for the mission progress methodology and metrics, or target date, being changed, and
- (ii) lay the revised statement of levelling-up missions before each House of Parliament and then publish it. 15
- (3) The current statement of levelling-up missions has effect with the revisions made under subsection (2) on and after the day on which it is published after being laid before each House of Parliament.

Review of missions 20

5 Reviews of statements of levelling-up missions

- (1) A Minister of the Crown must review the current statement of levelling-up missions, in accordance with this section.
- (2) The first review of the current statement of levelling-up missions must be completed, and a report on that review published, within the period of five years beginning with the first day of the mission period in that statement. 25
- (3) Subsequent reviews of the current statement of levelling-up missions must be completed, and the report on the review published, within the period of five years beginning with the day on which the report on the previous review was published. 30
- (4) But a final review of the current statement of levelling-up missions must be completed, and the report on the review published, before a new statement is laid before each House of Parliament in accordance with section 1(8).
- (5) The purposes of a review under this section are to –
- (a) consider whether His Majesty’s Government pursuing the levelling-up missions in the current statement of levelling-up missions is effectively contributing to the reduction of geographical disparities in the United Kingdom, 35

- (b) conclude whether His Majesty’s Government should continue to pursue those levelling-up missions and, if not, what the levelling-up missions are instead to be, and
 - (c) consider whether there are any additional levelling-up missions which His Majesty’s Government should pursue. 5
- (6) As soon as is reasonably practicable after the conclusion of a review under this section, a Minister of the Crown must lay a report on the review before each House of Parliament and then publish it.
- (7) The report on a review under this section must –
 - (a) state whether His Majesty’s Government considers that pursuing the levelling-up missions in the current statement of levelling-up missions is effectively contributing to the reduction of geographical disparities in the United Kingdom, 10
 - (b) state whether His Majesty’s Government has concluded that it should continue to pursue those levelling-up missions and, if not, what the levelling-up missions are instead to be, 15
 - (c) state whether there are any additional levelling-up missions which His Majesty’s Government considers it should pursue, and
 - (d) set out reasons for the statements under paragraphs (a) to (c).
- (8) Subsections (9) to (11) do not apply in relation to a report on the final review of the current statement of levelling-up missions. 20
- (9) If the report states that His Majesty’s Government has concluded that it should not continue to pursue the levelling-up missions in the current statement of levelling-up missions –
 - (a) a Minister of the Crown must revise the statement – 25
 - (i) so that it instead contains the levelling-up missions that His Majesty’s Government is to pursue for the remaining mission period, and
 - (ii) to make any changes to the mission progress methodology and metrics that the Minister considers appropriate in consequence of doing so, and 30
 - (b) as soon as is reasonably practicable after revising it, the Minister must lay the revised statement before each House of Parliament and then publish it.
- (10) If the report states that His Majesty’s Government considers that it should pursue an additional levelling-up mission – 35
 - (a) a Minister of the Crown must revise the current statement of levelling-up missions so as to –
 - (i) add the levelling-up mission, and
 - (ii) make any changes to the mission progress methodology and metrics that the Minister considers appropriate in consequence of doing so, and 40

- (b) as soon as is reasonably practicable after revising it, the Minister must lay the revised statement before each House of Parliament and then publish it.
- (11) The current statement of levelling-up missions has effect with the revisions made under subsection (9)(a) or (10)(a) on and after the day on which the revised statement is published after being laid before each House of Parliament. 5

General

6 Interpretation of Part 1

- In this Part – 10
- “current statement of levelling-up missions” has the meaning given by section 1(11);
- “geographical disparities” means geographical disparities in economic, social or other opportunities or outcomes;
- “levelling-up mission” has the meaning given by section 1(2)(a); 15
- “Minister of the Crown” has the same meaning as in the Ministers of the Crown Act 1975;
- “mission period” has the meaning given by section 1(2)(a);
- “mission progress methodology and metrics” has the meaning given by section 1(2)(b); 20
- “statement of levelling-up missions” has the meaning given by section 1(2).

PART 2

LOCAL DEMOCRACY AND DEVOLUTION

CHAPTER 1 25

COMBINED COUNTY AUTHORITIES

CCAs and their areas

7 Combined county authorities and their areas

- (1) The Secretary of State may by regulations establish as a body corporate a combined county authority (a “CCA”) for an area that meets the following conditions. 30
- (2) Condition A is that the area is wholly within England and consists of –
- (a) the whole of the area of a two-tier county council, and
- (b) the whole of one or more of –
- (i) the area of a two-tier county council, 35
- (ii) the area of a unitary county council, or

- (iii) the area of a unitary district council.
- (3) Condition B is that no part of the area forms part of—
 - (a) the area of another CCA,
 - (b) the area of a combined authority, or
 - (c) the integrated transport area of an Integrated Transport Authority. 5
- (4) Regulations under subsection (1) must specify the name by which the CCA is to be known.
- (5) In this Chapter—
 - “combined authority” means a combined authority established under section 103(1) of the Local Democracy, Economic Development and Construction Act 2009; 10
 - “economic prosperity board” means an economic prosperity board established under section 88(1) of that Act;
 - “Integrated Transport Authority” means an Integrated Transport Authority for an integrated transport area; 15
 - “two-tier county council” means a county council whose area includes the areas of district councils;
 - “unitary county council” means a county council whose area does not include the areas of district councils;
 - “unitary district council” means a district council whose area does not form part of the area of a county council. 20

Constitution of CCAs

8 Constitutional arrangements

- (1) The Secretary of State may by regulations make provision about the constitutional arrangements of a CCA. 25
- (2) “Constitutional arrangements” in relation to a CCA means—
 - (a) the membership of the CCA (including the number and appointment of members of the CCA and the remuneration of, and pensions or allowances payable to or in respect of, any member of the CCA);
 - (b) the voting powers of members of the CCA (including provision for different weight to be given to the vote of different descriptions of member); 30
 - (c) the executive arrangements of the CCA;
 - (d) the functions of any executive body of the CCA.
- (3) In subsection (2)(c) “executive arrangements” means— 35
 - (a) the appointment of an executive;
 - (b) the functions of the CCA which are the responsibility of an executive;
 - (c) the functions of the CCA which are the responsibility of an executive and which may be discharged by a committee of the CCA or by a body other than the CCA; 40

-
- (d) arrangements relating to the review and scrutiny of the discharge of functions;
- (e) access to information on the proceedings of an executive of the CCA;
- (f) the disapplication of section 15 of the Local Government and Housing Act 1989 (duty to allocate seats to political groups) in relation to an executive of the CCA or a committee of such an executive; 5
- (g) the keeping of a record of any arrangements relating to the CCA and falling within paragraphs (a) to (f).
- (4) Regulations under subsection (1) which, by virtue of section (2)(a), include provision about the number and appointment of members of the CCA must provide – 10
- (a) for the members of the CCA other than –
- (i) the mayor (in the case of a mayoral CCA),
- (ii) the CCA’s non-constituent members (see section 9), and
- (iii) the CCA’s associate members (see section 10), 15
- to be appointed by the CCA’s constituent councils, and
- (b) for each of the constituent councils to appoint at least one of its elected members as a member of the CCA.
- (5) The provision which may be made by regulations under subsection (1) by virtue of subsection (2)(d) includes – 20
- (a) provision setting up or dissolving an executive body of a CCA, or merging two or more executive bodies of a CCA;
- (b) provision conferring functions on, or removing functions from, an executive body of a CCA;
- (c) provision transferring functions of a CCA to an executive body of the CCA, and transferring functions of an executive body of a CCA to the CCA. 25
- (6) Regulations under subsection (1) may not provide for the budget of a CCA to be agreed otherwise than by the CCA.
- (7) The power to make regulations under subsection (1) is subject to – 30
- (a) sections 9 and 10 and regulations under section section 11(1) (non-constituent and associate members), and
- (b) sections 12(4) and 23(9) and (12) (procedure for CCA consents).
- (8) Regulations under subsection (1) may be made in relation to a CCA only with the consent of – 35
- (a) the constituent councils, and
- (b) in the case of regulations in relation to an existing CCA, the CCA.
- (9) If the only provision made under subsection (1) in regulations under this Chapter is provision as a result of regulations under section 23(1) (changes to boundaries of a CCA’s area) – 40
- (a) subsection (8) does not apply to the regulations under this Chapter, and

- (b) subsections (6) to (13) of section 23 apply in relation to the regulations as if they contained the provision made by the regulations under subsection (1) of that section.
- (10) If the only provision made under subsection (1) in regulations under this Chapter is provision as a result of regulations to which section 29 applies (procedure for direct conferral of general functions on mayor) – 5
 - (a) subsection (8) does not apply to the regulations under this Chapter, and
 - (b) the regulations may be made only with the consent of the mayor for the CCA. 10
- (11) In this Chapter “constituent council”, in relation to a CCA or proposed CCA, means –
 - (a) a county council for an area within the CCA’s area or proposed area, or
 - (b) a unitary district council for an area within the CCA’s area or proposed area. 15

9 Non-constituent members of a CCA

- (1) A CCA may designate a body other than a constituent council as a nominating body for the purposes of this Chapter.
- (2) A nominating body may be designated under subsection (1) only if the body consents to the designation. 20
- (3) A nominating body of a CCA may nominate a representative of the body for appointment by the CCA as a member (a “non-constituent member”).
- (4) The non-constituent members of a CCA are to be non-voting members of that authority unless the voting members resolve otherwise. 25
- (5) An associate member (see section 10) may not vote on a resolution under subsection (4).
- (6) A resolution under subsection (4) does not permit non-constituent members to vote on a decision whether the CCA should consent to the making of regulations under this Chapter. 30

10 Associate members of a CCA

- (1) A CCA may appoint an individual to be a member (“an associate member”) of the CCA.
- (2) The associate members of a CCA are to be non-voting members of the CCA unless the voting members resolve otherwise. 35
- (3) A non-constituent member may not vote on a resolution under subsection (2).

- (4) A resolution under subsection (2) does not permit associate members to vote on a decision whether the CCA should consent to the making of regulations under this Chapter.

11 Regulations about members

- (1) The Secretary of State may by regulations make provision about— 5
- (a) constituent members of a CCA;
 - (b) the mayor for the area of a CCA in the mayor’s capacity as a member of the CCA;
 - (c) nominating bodies of a CCA;
 - (d) non-constituent members of a CCA; 10
 - (e) associate members of a CCA.
- (2) The provision that may be made by regulations under subsection (1) includes, in particular, provision about—
- (a) the cases in which a decision of a CCA requires a majority, or a particular kind of majority, of the votes of members of a particular kind; 15
 - (b) the process for the designation of a nominating body or the removal of such a designation;
 - (c) the number of nominating bodies that may be designated by a CCA;
 - (d) the number of non-constituent members that may be appointed by a nominating body of a CCA; 20
 - (e) the appointment, disqualification, resignation or removal of a non-constituent member;
 - (f) the appointment of a substitute member to act in place of a non-constituent member; 25
 - (g) the maximum number of non-constituent members of a CCA;
 - (h) the making by a nominating body of a CCA of payments towards the costs of the CCA;
 - (i) the things which may or may not be done by, or in relation to, a non-constituent member; 30
 - (j) the appointment, disqualification, resignation or removal of an associate member;
 - (k) the appointment of a substitute member to act in place of an associate member;
 - (l) the maximum number of associate members of a CCA; 35
 - (m) the things which may or may not be done by, or in relation to, an associate member.
- (3) Regulations under subsection (1) may confer a discretion on a CCA to determine any matter.
- (4) In this section “constituent member”, in relation to a CCA, means a member of the CCA (other than any mayor for the area of the CCA) appointed by a constituent council. 40

12 Review of CCA’s constitutional arrangements

- (1) This section applies if regulations under section 8(1) (constitution of CCA) enable a CCA to make provision about its constitution (“constitutional provision”).
- (2) An appropriate person may carry out a review of the CCA’s constitutional provision if –
 - (a) an appropriate person proposes a review, and
 - (b) the CCA consents to the review.
- (3) If an appropriate person carries out a review under subsection (2), they may propose changes to the CCA’s constitutional provision as a result of the review for agreement by the CCA.
- (4) The question of whether to consent under subsection (2)(b) or to agree to changes proposed under subsection (3) is to be decided at a meeting of the CCA by a simple majority of the voting members of the CCA who are present at the meeting.
- (5) In the case of a mayoral CCA –
 - (a) a majority in favour of consenting under subsection (2)(b) does not need to include the mayor, but
 - (b) a majority in favour of changes proposed under subsection (3) must include the mayor.
- (6) The reference in subsection (4) to a voting member –
 - (a) includes a substitute member who may act in place of a voting member;
 - (b) does not include a non-constituent or associate member.
- (7) In this section “appropriate person”, in relation to a CCA, means –
 - (a) a member of the CCA appointed by a constituent council, or
 - (b) the mayor for the area of the CCA, if it is a mayoral CCA (see section 25(8)).

13 Overview and scrutiny committees

- (1) Schedule 1 makes provision for CCAs to have overview and scrutiny committees and audit committees.
- (2) Provision made by regulations under section 8(1) is subject to that Schedule.

14 Funding

- (1) The Secretary of State may by regulations make provision –
 - (a) for the costs of a CCA to be met by its constituent councils, and
 - (b) about the basis on which the amount payable by each constituent council is to be determined.

- (2) Regulations under subsection (1) may be made in relation to a CCA only with the consent of—
- (a) the constituent councils, and
 - (b) in the case of regulations in relation to an existing CCA, the CCA.
- (3) Subsection (1) is subject to regulations under section 11(1) (CCA membership). 5

15 Change of name

- (1) A CCA may, by a resolution in relation to which the requirements mentioned in subsection (2) are met, change the name by which it is known.
- (2) The requirements are—
- (a) that the resolution is considered at a meeting of the CCA which is specially convened for the purpose, 10
 - (b) that particulars of the resolution were included in the notice of the meeting, and
 - (c) that the resolution is passed at the meeting by not less than two-thirds of the members of the CCA who vote on it. 15
- (3) A CCA which changes its name under this section must—
- (a) send notice of the change to the Secretary of State, and
 - (b) publish the notice in such manner as the Secretary of State may direct.
- (4) A change of name under this section does not affect the rights or obligations of the CCA concerned or any other person, or render defective any legal proceedings; and any legal proceedings may be commenced or continued as if there had been no change of name. 20

Functions of CCAs

16 Local authority functions

- (1) The Secretary of State may by regulations provide for a function of a county council or a district council that is exercisable in relation to an area which is within a CCA's area to be exercisable by the CCA in relation to the CCA's area. 25
- (2) The Secretary of State may make regulations under subsection (1) only if the Secretary of State considers that the function can appropriately be exercised by the CCA. 30
- (3) Regulations under subsection (1) may make provision for the function to be exercisable by the CCA either generally or subject to such conditions or limitations as may be specified in the regulations.
- (4) Regulations under subsection (1) which provide for a function of a county council or a unitary district council to be exercisable by a CCA may make provision for the function to be exercisable by the CCA instead of by the county council or unitary district council. 35

- (5) Regulations under subsection (1) which provide for a function of a county council or a district council to be exercisable by a CCA may make provision—
 - (a) for the function to be exercisable by the CCA concurrently with the county council or district council,
 - (b) for the function to be exercisable by the CCA and the county council or district council jointly, or
 - (c) for the function to be exercisable by the CCA jointly with the county council or district council but also continue to be exercisable by the council alone.
- (6) Regulations under subsection (1) may be made in relation to a CCA only with the consent of—
 - (a) the constituent councils, and
 - (b) in the case of regulations in relation to an existing CCA, the CCA

17 Other public authority functions

- (1) The Secretary of State may by regulations—
 - (a) make provision for a function of a public authority that is exercisable in relation to a CCA's area to be a function of the CCA;
 - (b) make provision for conferring on a CCA in relation to its area a function corresponding to a function that a public authority has in relation to another area.
- (2) Regulations under subsection (1) may include further provision about the exercise of the function including—
 - (a) provision for the function to be exercisable by the public authority or CCA subject to conditions or limitations specified in the regulations;
 - (b) provision as to joint working arrangements between the CCA and public authority in connection with the function (for example, provision for the function to be exercised by a joint committee).
- (3) The provision that may be included in regulations under subsection (1)(a) includes, in particular, provision—
 - (a) for the CCA to have the function instead of the public authority,
 - (b) for the function to be exercisable by the CCA concurrently with the public authority,
 - (c) for the function to be exercisable by the CCA and the public authority jointly, or
 - (d) for the function to be exercisable by the CCA jointly with the public authority but also continue to be exercisable by the public authority alone.
- (4) Regulations under subsection (1)(a) may, in particular, include provision to abolish the public authority in a case where, as a result of the regulations, it will no longer have any functions.
- (5) Regulations under subsection (1) may not provide for a regulatory function that is exercisable by a public authority in relation to the whole of England

to be exercisable by a CCA in relation to its area if the regulated function is itself exercisable by the CCA by virtue of regulations under this section.

- (6) Subsection (7) applies where regulations under subsection (1) contain a reference to a document specified or described in the regulations (for example, in imposing a condition by virtue of subsection (2)(a) for an authority to have regard to, or to comply with, a statement of policy or standards set out in the document). 5
- (7) If it appears to the Secretary of State necessary or expedient for the reference to the document to be construed –
- (a) as a reference to that document as amended from time to time, or 10
- (b) as including a reference to a subsequent document that replaces that document,
- the regulations may make express provision to that effect.
- (8) See also section 18 of the Cities and Local Government Devolution Act 2016 (devolving health service functions) which contains further limitations. 15
- (9) In this section –
- “function” (except in subsection (4)) does not include a power to make regulations or other instruments of a legislative character;
- “Minister of the Crown” has the same meaning as in the Ministers of the Crown Act 1975; 20
- “public authority” –
- (a) includes a Minister of the Crown or a government department;
- (b) does not include a county council or a district council;
- “regulated function” means the function of carrying out an activity to which a regulatory function relates; 25
- “regulatory function” has the meaning given by section 32 of the Legislative and Regulatory Reform Act 2006.

18 Section 17 regulations: procedure

- (1) The Secretary of State may make regulations under section 17(1) only if –
- (a) a proposal for the making of the regulations in relation to the CCA has been made to the Secretary of State – 30
- (i) as part of a proposal under section 43, or
- (ii) in accordance with section 45, or
- (b) the appropriate consent is given and the Secretary of State considers that the making of the regulations is likely to improve the economic, social and environmental well-being of some or all of the people who live or work in the area or areas to which the regulations relate. 35
- (2) For the purposes of subsection (1)(b), the appropriate consent is given to the making of regulations under section 17(1) only if –
- (a) in the case of regulations relating to an existing CCA, each appropriate authority consents; 40

- (b) in any other case, each constituent council consents.
- (3) The requirements in subsection (1) do not apply where the regulations are made under sections 17(1) and 28(1) in relation to an existing mayoral CCA and provide for a function—
 - (a) to be a function of the CCA, and 5
 - (b) to be a function exercisable only by the mayor.See section 29 in relation to regulations of this kind.
- (4) The requirement in subsection (1)(b) for the appropriate consent to be given to the making of regulations under section 17(1) does not apply where—
 - (a) the regulations revoke (in whole or in part), or otherwise amend, 10 previous regulations under section 17(1), and
 - (b) the only purpose of the regulations is to provide for a health service function of a CCA to cease to be exercisable by the CCA.
- (5) In subsection (4)(b) “health service function of a CCA” means a function which— 15
 - (a) relates to the health service, as defined by section 275(1) of the National Health Service Act 2006, and
 - (b) is exercisable by the CCA by virtue of regulations under section 17(1).
- (6) At the same time as laying a draft of a statutory instrument containing regulations under section 17(1) before Parliament, the Secretary of State must 20 lay before Parliament a report explaining the effect of the regulations and why the Secretary of State considers it appropriate to make the regulations.
- (7) The report must include—
 - (a) a description of any consultation taken into account by the Secretary 25 of State,
 - (b) information about any representations considered by the Secretary of State in connection with the regulations, and
 - (c) any other evidence or contextual information that the Secretary of State considers it appropriate to include.
- (8) For the purposes of this section “the appropriate authorities” are— 30
 - (a) each constituent council, and
 - (b) in the case of regulations in relation to an existing CCA, the CCA.

19 Integrated Transport Authority and Passenger Transport Executive

- (1) The Secretary of State may by regulations transfer functions of an Integrated Transport Authority (an “ITA”) to a CCA. 35
- (2) Regulations under subsection (1) may only be made in relation to functions exercisable by the ITA in relation to an area that becomes, or becomes part of, the CCA’s area by virtue of regulations under this Chapter.
- (3) The Secretary of State may by regulations provide for any function that is 40 conferred or imposed on a Passenger Transport Executive by any enactment

(whenever passed or made) to be exercisable by a CCA or the executive body of a CCA in relation to the CCA’s area.

- (4) Regulations under subsection (3) may make provision for any function that—
- (a) is conferred or imposed on an ITA by any enactment (whenever passed or made), and
 - (b) relates to the functions of a Passenger Transport Executive, to be exercisable by a CCA in relation to the CCA’s area.
- (5) Regulations under this section may be made in relation to a CCA only with the consent of—
- (a) the constituent councils, and
 - (b) in the case of regulations in relation to an existing CCA, the CCA.

20 Directions relating to highways and traffic functions

- (1) The Secretary of State may by regulations confer on a CCA a power to give a direction about the exercise of an eligible power.
- (2) An “eligible power” means a power of a county council or a unitary district council which the council has—
- (a) as highway authority by virtue of section 1 of the Highways Act 1980, or
 - (b) as traffic authority by virtue of section 121A of the Road Traffic Regulation Act 1984.
- (3) In this section references to a power do not include a reference to a duty.
- (4) A power of direction under this section must relate only to the exercise of an eligible power in—
- (a) the area of the CCA, and
 - (b) the area of the authority subject to the direction.
- (5) A power of direction under this section must relate only to the exercise of an eligible power in respect of—
- (a) a particular road (whether or not specified in the regulations), or
 - (b) a description of road (whether or not specified in the regulations).
- (6) In subsection (5) “road”—
- (a) has the meaning given by section 142(1) of the Road Traffic Regulation Act 1984, and
 - (b) does not include any road which is the subject of a concession agreement under Part 1 of the New Roads and Street Works Act 1991.
- (7) A power of direction under this section must relate only to any one or more of—
- (a) the provision of information about the exercise of an eligible power which the authority subject to the direction has or might reasonably be expected to acquire;

- (b) the imposition on such an authority of requirements relating to procedures to be followed prior to the exercise of an eligible power;
 - (c) the imposition on such an authority of requirements relating to the obtaining of consent prior to the exercise of an eligible power;
 - (d) the imposition on such an authority of conditions subject to which an eligible power may be exercised (including conditions relating to the times at which, and the manner in which, an eligible power may be exercised); 5
 - (e) a requirement to exercise an eligible power (including a requirement to exercise an eligible power subject to conditions); 10
 - (f) a prohibition on the exercise of an eligible power.
- (8) A power of direction under this section may be conferred subject to conditions.
- (9) Any direction given by virtue of this section –
- (a) must be given in writing and may be varied or revoked by a further direction in writing, and 15
 - (b) may make different provision for different cases and different provision for different areas.
- (10) If regulations under subsection (1) make provision for a direction by virtue of subsection (7)(e), the regulations must make provision for the direction not to have effect unless the CCA meets the cost of complying with the direction. 20
- (11) Except as provided for by section 22(7), regulations under subsection (1) may be made in relation to a CCA only with the consent of –
- (a) the constituent councils, and
 - (b) in the case of regulations in relation to an existing CCA, the CCA.
- 21 Contravention of regulations under section 20** 25
- (1) Regulations under section 20(1) may provide that, if an authority exercises any power in contravention of a direction under such regulations, the CCA may take such steps as it considers appropriate to reverse or modify the effect of the exercise of the power.
- (2) For the purposes of subsection (1), the CCA has power to exercise any power of the authority subject to the direction on behalf of that authority. 30
- (3) Any reasonable expenses incurred by the CCA in taking any steps under subsection (1) are recoverable from the authority subject to the direction as a civil debt.
- 22 Designation of key route network roads** 35
- (1) A CCA may designate a highway or proposed highway in its area as a key route network road, or remove its designation as a key route network road, with the consent of –
- (a) each constituent council in whose area the highway or proposed highway is, and 40

-
- (b) in the case of a mayoral CCA, the mayor.
- (2) The Secretary of State may designate a highway or proposed highway in the area of a CCA as a key route network road, or remove its designation as a key route network road, if requested to do so by –
- (a) the CCA, 5
 (b) the mayor (if any) of the CCA, or
 (c) a constituent council.
- (3) A designation or removal under this section must be in writing and must state when it comes into effect.
- (4) The Secretary of State must send a copy of a designation or removal under subsection (2) to the CCA in question at least 7 days before the date on which it comes into effect. 10
- (5) A CCA must publish each designation or removal under this section of a key route network road within its area before the date on which it comes into effect. 15
- (6) A CCA that has key route network roads in its area must keep a list or map (or both) accessible to the public showing those roads.
- (7) The requirements in section 20(11) and section 28(11)(a) do not apply to provision under section 20(1) and section 28(1) contained in the same instrument so far as that provision – 20
- (a) confers a power of direction on an existing mayoral CCA regarding the exercise of an eligible power in respect of key route network roads in the area of that CCA,
 (b) provides for that power of direction to be exercisable only by the mayor of the CCA, and 25
 (c) is made with the consent of the mayor after the mayor has consulted the constituent councils.
- (8) When a mayor consents under subsection (7)(c), the mayor must give the Secretary of State – 30
- (a) a statement by the mayor that all of the constituent councils agree to the making of the regulations, or
 (b) if the mayor is unable to make that statement, the reasons why the mayor considers the regulations should be made even though not all of the constituent councils agree to them being made.
- (9) In this section – 35
- “eligible power” has the meaning given by section 20(2);
 “key route network road” means a highway or proposed highway designated for the time being under this section as a key route network road;
 “proposed highway” means land on which, in accordance with plans made by a highway authority, that authority are for the time being constructing or intending to construct a highway shown in the plans. 40

Changes to CCAs

23 Changes to boundaries of a CCA’s area

- (1) The Secretary of State may by regulations change the boundaries of a CCA’s area by—
 - (a) adding a relevant local government area to an existing area of a CCA, 5
or
 - (b) removing a relevant local government area from an existing area of a CCA.
- (2) In this section “relevant local government area” means—
 - (a) the area of a two-tier county council, 10
 - (b) the area of a unitary county council, or
 - (c) the area of a unitary district council.
- (3) Regulations under subsection (1)(b)—
 - (a) may transfer functions relating to the relevant local government area from the CCA to any other public authority; 15
 - (b) may provide for any function of the CCA relating to the area to be no longer exercisable in relation to that area.
- (4) In subsection (3)(a) “public authority” includes—
 - (a) a Minister of the Crown within the meaning of the Ministers of the Crown Act 1975, 20
 - (b) a government department,
 - (c) a county council, and
 - (d) a district council.
- (5) Regulations may be made under subsection (1) only if the area to be created by the regulations meets conditions A and B in section 7. 25
- (6) Regulations under subsection (1) adding or removing a relevant local government area to or from an existing area of a mayoral CCA may be made only if—
 - (a) the relevant council in relation to the relevant local government area consents, and 30
 - (b) the mayor for the area of the CCA consents.
- (7) Regulations under subsection (1) adding or removing a relevant local government area to or from an existing area of a CCA which is not a mayoral CCA may be made only if—
 - (a) the relevant council in relation to the relevant local government area consents, and 35
 - (b) the CCA consents.
- (8) For the purposes of subsections (6)(a) and (7)(a), the “relevant council” in relation to a relevant local government area is—

-
- (a) if the local government area is the area of a county council, the county council;
 - (b) if the local government area is the area of a unitary district council, the unitary district council.
- (9) The question of whether to consent under subsection (7)(b) to regulations under subsection (1) is to be decided at a meeting of the CCA by a simple majority of the voting members of the authority who are present at the meeting. 5
 - (10) Where regulations under subsection (1)(b) are made as a result of the duty in section 26(3) – 10
 - (a) subsection (5) does not apply, and
 - (b) neither subsection (6) nor subsection (7) applies.
 - (11) Subsection (12) applies if a CCA has made provision about its constitution under regulations under section 8(1).
 - (12) A decision about any change to that provision as a result of regulations under subsection (1) is to be decided at a meeting of the CCA by a simple majority of the voting members of the CCA who are present at the meeting. 15
 - (13) A reference in this section to a voting member – 20
 - (a) includes a substitute member who may act in place of a voting member;
 - (b) does not include a non-constituent or associate member.

24 Dissolution of a CCA’s area

- (1) The Secretary of State may by regulations – 25
 - (a) dissolve a CCA’s area, and
 - (b) abolish the CCA for that area.
- (2) Regulations under subsection (1) –
 - (a) may transfer functions from the CCA to any other public authority;
 - (b) may provide for any function of the CCA to be no longer exercisable in relation to the CCA’s area.
- (3) In subsection (2)(a) “public authority” includes – 30
 - (a) a Minister of the Crown within the meaning of the Ministers of the Crown Act 1975,
 - (b) a government department,
 - (c) a county council, and
 - (d) a district council. 35
- (4) Regulations may be made under subsection (1) only if –
 - (a) a majority of the constituent councils consent to the making of the regulations, and

- (b) in the case of regulations made in relation to a mayoral CCA, the mayor for the area of the CCA also consents to the making of the regulations.

Mayors for CCA areas

25 Power to provide for election of mayor 5

- (1) The Secretary of State may by regulations provide for there to be a mayor for the area of a CCA.
- (2) A mayor for the area of a CCA is to be elected by the local government electors for that area in accordance with provision made by or under this Chapter. 10
- (3) In subsection (2) “local government elector” has the meaning given by section 270(1) of the Local Government Act 1972.
- (4) Schedule 2 makes further provision about the election of mayors for areas of CCAs.
- (5) A mayor for the area of a CCA is entitled to the style of “mayor”. 15
- (6) A mayor for the area of a CCA is by virtue of that office a member of, and the chair of, the CCA.
- (7) Regulations under subsection (1) providing for there to be a mayor for the area of a CCA may not be revoked by making further regulations under subsection (1); but this does not prevent the making of regulations under section 24(1) abolishing the CCA (together with the office of mayor). 20
- (8) In this Chapter “mayoral CCA” means a CCA for an area for which provision is made in regulations under subsection (1) for there to be a mayor.

26 Requirements in connection with regulations under section 25

- (1) The Secretary of State may make regulations under section 25(1) in relation to a CCA's area if a proposal for there to be a mayor for the CCA's area has been made to the Secretary of State – 25
- (a) as part of a proposal under section 43, or
- (b) in accordance with section 45.
- (2) Regulations under section 25(1) may also be made without any such proposal having been made if – 30
- (a) the appropriate authorities consent, or
- (b) in the case of an existing CCA, there are one or more non-consenting constituent councils but the CCA and at least two constituent councils consent. 35
- (3) Where regulations under section 25(1) are made by virtue of subsection (2)(b) of this section, the Secretary of State must make regulations under section

23(1)(b) to remove the area of each non-consenting constituent council from the existing area of the CCA.

- (4) For the purposes of this section “the appropriate authorities” are—
- (a) the constituent councils, and
 - (b) in the case of regulations in relation to an existing CCA, the CCA. 5

27 Deputy mayors etc

- (1) The mayor for the area of a CCA must appoint one of the members of the authority to be the mayor’s deputy.
- (2) The deputy mayor holds office until the end of the term of office of the mayor, subject to subsection (3). 10
- (3) A person ceases to be the deputy mayor if at any time—
- (a) the mayor removes the person from office,
 - (b) the person resigns as deputy mayor, or
 - (c) the person ceases to be a member of the CCA.
- (4) If a vacancy occurs in the office of deputy mayor, the mayor must appoint another member of the CCA to be deputy mayor. 15
- (5) The deputy mayor must act in place of the mayor if for any reason—
- (a) the mayor is unable to act, or
 - (b) the office of mayor is vacant.
- (6) If for any reason— 20
- (a) the mayor is unable to act or the office of mayor is vacant, and
 - (b) the deputy mayor is unable to act or the office of deputy mayor is vacant,
- the other members of the CCA must act together in place of the mayor, taking decisions by a simple majority. 25
- (7) In this Chapter “deputy mayor”, in relation to a mayoral CCA, means the person appointed under this section by the mayor for the authority’s area.
- (8) References in this section to a member of a CCA do not include a non-constituent or associate member.

28 Functions of mayors: general 30

- (1) The Secretary of State may by regulations make provision for any function of a mayoral CCA to be a function exercisable only by the mayor.
- (2) In this Chapter references to “general functions”, in relation to a mayor for the area of a CCA, are to any functions exercisable by the mayor other than PCC functions (see section 31(3)). 35
- (3) The mayor may arrange—
- (a) for the deputy mayor to exercise any general function of the mayor,

- (b) for another member or officer of the CCA to exercise any such function,
 - (c) so far as authorised by regulations made by the Secretary of State –
 - (i) for a person appointed as the deputy mayor for policing and crime by virtue of regulations under paragraph 3(1) of Schedule 3, or 5
 - (ii) for a committee of the CCA, consisting of members appointed by the mayor (whether or not members of the CCA),
to exercise any such function.
- (4) The reference in subsection (3)(b) to a member of a CCA does not include a non-constituent or associate member. 10
- (5) Regulations under subsection (3)(c)(ii) may include provision –
 - (a) about the membership of the committee;
 - (b) about the member of the committee who is to be its chair;
 - (c) about the appointment of members;
 - (d) about the voting powers of members (including provision for different weight to be given to the vote of different descriptions of member); 15
 - (e) about information held by the CCA that must, or must not, be disclosed to the committee for purposes connected to the exercise of the committee's functions;
 - (f) applying (with or without modifications) sections 15 to 17 of, and Schedule 1 to, the Local Government and Housing Act 1989 (political balance on local authority committees etc). 20
- (6) Regulations under subsection (3)(c) must provide that the committee must not consist solely of non-constituent or associate members.
- (7) Provision in regulations under subsection (1) for a function to be exercisable only by the mayor is subject to subsection (3); but the Secretary of State may by regulations provide that arrangements under subsection (3) – 25
 - (a) may authorise the exercise of general functions only of a description specified in the regulations, or
 - (b) may not authorise the exercise of general functions of a description so specified. 30
- (8) Any general function exercisable by the mayor for the area of a CCA by virtue of this Act is to be taken to be a function of the CCA exercisable –
 - (a) by the mayor individually, or
 - (b) in accordance with arrangements made by virtue of this section or section 30 or 32. 35
- (9) Regulations under this section may –
 - (a) include provision for general functions to be exercisable by the mayor subject to conditions or limitations specified in the regulations (including, for example, a condition for general functions to be exercisable only with the consent of the appropriate authorities (as defined by section 26(4))); 40

-
- (b) provide for members or officers of a mayoral CCA to assist the mayor in the exercise of general functions;
- (c) confer ancillary powers on the mayor for the purposes of the exercise of general functions;
- (d) authorise the mayor to appoint one person as the mayor's political adviser; 5
- (e) provide for the terms and conditions of any such appointment;
- (f) provide that functions that the mayoral CCA discharges in accordance with arrangements under section 101(1)(b) of the Local Government Act 1972 (discharge of local authority functions by another authority) are to be treated as general functions exercisable by the mayor (so far as authorised by the arrangements). 10
- (10) Provision under subsection (9)(c) may include provision conferring power on the mayor that is similar to any power exercisable by the mayoral CCA – 15
- (a) under section 47 (general power of CCA), or
- (b) under regulations made under section 50(1) (general power of competence),
- but the power conferred on the mayor may not include a power to borrow money.
- (11) Except as provided for by section 22(7), regulations under this section may be made only with the consent of – 20
- (a) the appropriate authorities (as defined by section 26(4)), and
- (b) in the case of regulations made in relation to an existing mayoral CCA, the mayor of the CCA.
- (12) Where regulations under this section are contained in the same instrument as regulations made by virtue of section 26(2)(b), a non-consenting constituent council is not to be treated as an appropriate authority for the purposes of subsection (11). 25
- (13) The requirement in subsection (11) does not apply where the regulations are made under section 17(1) and subsection (1) of this section in relation to an existing mayoral CCA and provide for a function – 30
- (a) to be a function of the CCA, and
- (b) to be a function exercisable only by the mayor.
- See section 29 in relation to regulations of this kind.
- 29 Procedure for direct conferral of general functions on mayor** 35
- (1) This section applies in relation to regulations which are made under sections 17(1) and 28(1) in relation to an existing mayoral CCA and provide for a function –
- (a) to be a function of the CCA, and
- (b) to be a function exercisable only by the mayor. 40

- (2) The Secretary of State may make the regulations only if a request for the making of the regulations has been made to the Secretary of State by the mayor.
- (3) Before submitting a request under this section, the mayor must consult the constituent councils. 5
- (4) A request under this section must contain—
 - (a) a statement by the mayor that all of the constituent councils agree to the making of the regulations, or
 - (b) if the mayor is unable to make that statement, the reasons why the mayor considers the regulations should be made even though not all of the constituent councils agree to them being made. 10

30 Joint exercise of general functions

- (1) The Secretary of State may by regulations make provision for, or in connection with, permitting arrangements under section 101(5) of the Local Government Act 1972 to be entered into in relation to general functions of a mayor for the area of a CCA. 15
- (2) Provision under subsection (1) may include provision—
 - (a) for the mayor for the area of a CCA to be a party to the arrangements in place of, or jointly with, the CCA;
 - (b) about the membership of any joint committee; 20
 - (c) about the member of the joint committee who is to be its chair;
 - (d) about the appointment of members to a joint committee;
 - (e) about the voting powers of members of a joint committee (including provision for different weight to be given to the vote of different descriptions of member). 25
- (3) Provision under subsection (2)(b) to (d) may include provision for the mayor or other persons—
 - (a) to determine the number of members;
 - (b) to have the power to appoint members (whether or not members of the CCA or a local authority that is a party to the arrangements). 30
- (4) Provision under subsection (2)(d) may include provision as to the circumstances in which appointments to a joint committee need not be made in accordance with sections 15 to 17 of, and Schedule 1 to, the Local Government and Housing Act 1989 (political balance on local authority committees etc). 35
- (5) In this section references to a joint committee are to a joint committee falling within section 101(5)(a) of the Local Government Act 1972 that is authorised to discharge, by virtue of regulations under this section, general functions of a mayor for the area of a CCA.

Police and crime and fire and rescue functions

31 Functions of mayors: policing

- (1) The Secretary of State may by regulations provide for the mayor for the area of a CCA to exercise functions of a police and crime commissioner in relation to that area. 5
- (2) The reference in subsection (1) to functions of a police and crime commissioner is to any functions conferred on police and crime commissioners by or under—
 - (a) Part 1 of the Police Reform and Social Responsibility Act 2011, or
 - (b) any other Act (whenever passed).
- (3) In this Chapter references to “PCC functions”, in relation to a mayor for the area of a CCA, are to the functions of a police and crime commissioner that are exercisable by the mayor by virtue of subsection (1). 10
- (4) Regulations under subsection (1) may be made in relation to an existing mayoral CCA only with the consent of the mayor of the CCA.
- (5) If regulations are made under subsection (1) in relation to a CCA’s area— 15
 - (a) the Secretary of State must by regulations provide that there is to be no police and crime commissioner for that area as from a specified date;
 - (b) the Secretary of State may by regulations provide that any election of a police and crime commissioner for that area that would otherwise take place (whether before or after the specified date) by virtue of section 50(1)(b) of the Police Reform and Social Responsibility Act 2011 is not to take place. 20
- (6) Regulations under subsection (5) may include provision— 25
 - (a) for the term of office of a police and crime commissioner to continue until the date specified in regulations under subsection (5)(a) (in spite of section 50(7)(b) of the Police Reform and Social Responsibility Act 2011);
 - (b) for an election to fill a vacancy in the office of a police and crime commissioner, which otherwise would take place under section 51 of that Act, not to take place if the vacancy occurs within a period of six months ending with the specified date. 30
- (7) Schedule 3 contains further provision in connection with regulations under this section.
- (8) Any PCC function exercisable by the mayor for the area of a CCA by virtue of this Act is to be taken to be a function of the CCA exercisable— 35
 - (a) by the mayor acting individually, or.
 - (b) by a person acting under arrangements with the mayor made in accordance with provision made under Schedule 3.

32 Exercise of fire and rescue functions

- (1) This section applies to a mayor for the area of a CCA who—
- (a) by virtue of section 28(1), may exercise functions which are conferred on a fire and rescue authority in that name (“fire and rescue functions”), and 5
 - (b) by virtue of section 31(1), may exercise functions of a police and crime commissioner.
- (2) The Secretary of State may by regulations make provision—
- (a) authorising the mayor to arrange for the chief constable of the police force for the police area which corresponds to the area of the CCA to exercise fire and rescue functions exercisable by the mayor; 10
 - (b) authorising that chief constable to arrange for a person within subsection (4) to exercise the chief constable's fire and rescue functions.
- (3) Regulations under subsection (2) may provide that arrangements made under the regulations— 15
- (a) may authorise the exercise of any functions mentioned in that subsection;
 - (b) may authorise the exercise of any functions mentioned in that subsection other than those specified or described in the regulations;
 - (c) may authorise the exercise of such of the functions mentioned in that subsection as are specified or described in the regulations. 20
- (4) The persons mentioned in subsection (2)(b) are—
- (a) members of the chief constable's police force;
 - (b) the civilian staff of that police force, as defined by section 102(4) of the Police Reform and Social Responsibility Act 2011; 25
 - (c) members of staff transferred to the chief constable under a scheme made by virtue of section 34(1);
 - (d) members of staff appointed by the chief constable under section 34(2).
- (5) Provision in regulations under section 28(1) for a function to be exercisable only by the mayor for the area of a CCA is subject to provision made by virtue of subsection (2). 30
- (6) This section is subject to—
- (a) section 33 (section 32 regulations: procedure), and
 - (b) section 37 of the Fire and Rescue Services Act 2004 (prohibition on employment of police in fire-fighting). 35
- (7) In this section “fire and rescue functions”, in relation to a chief constable, means—
- (a) functions which are exercisable by the chief constable by virtue of provision made under subsection (2)(a), and
 - (b) functions relating to fire and rescue services which are conferred on the chief constable by or by virtue of any enactment. 40

33 Section 32 regulations: procedure

- (1) Regulations under section 32(2) may be made in relation to the mayor for the area of a CCA only if the mayor has requested the Secretary of State to make the regulations.
- (2) A request under subsection (1) must be accompanied by a report which contains—
 - (a) an assessment of why—
 - (i) it is in the interests of economy, efficiency and effectiveness for the regulations to be made, or
 - (ii) it is in the interests of public safety for the regulations to be made,
 - (b) a description of any public consultation which the mayor has carried out on the proposal for the regulations to be made,
 - (c) a summary of the responses to any such consultation, and
 - (d) a summary of the representations (if any) which the mayor has received about that proposal from the constituent members of the CCA.
- (3) Before making the request the mayor must publish, in such manner as the mayor thinks appropriate, the mayor's response to the representations made or views expressed in response to any consultations on the proposal.
- (4) Subsections (5) to (7) apply if—
 - (a) the mayor for the area of a CCA makes a request under subsection (1) for the Secretary of State to make regulations under section 32(2), and
 - (b) at least two thirds of the constituent members of the CCA have indicated that they disagree with the proposal for the regulations to be made.
- (5) The mayor must, in providing the report under subsection (2), provide the Secretary of State with—
 - (a) copies of the representations (if any) made by the constituent members of the CCA about that proposal, and
 - (b) the mayor's response to those representations and to the responses to any public consultation which the mayor has carried out on that proposal.
- (6) The Secretary of State must—
 - (a) obtain an independent assessment of that proposal, and
 - (b) in deciding whether to make the regulations, have regard to that assessment and to the material provided under subsection (5) (as well as the material provided under subsection (2)).
- (7) The Secretary of State must publish the independent assessment—
 - (a) as soon as is reasonably practicable after making a determination in response to the proposal, and
 - (b) in such manner as the Secretary of State thinks appropriate.

- (8) Regulations under section 32(2) may be made only if it appears to the Secretary of State that –
- (a) it is in the interests of economy, efficiency and effectiveness for the regulations to be made, or
 - (b) it is in the interests of public safety for the regulations to be made. 5
- (9) The Secretary of State may not make regulations under section 32(2) in a case within subsection (8)(a) of this section if the Secretary of State thinks that the regulations would have an adverse effect on public safety.
- (10) The Secretary of State may, in making regulations under section 32(2) in relation to the mayor for the area of a CCA, give effect to the mayor's proposal for the regulations with such modifications as the Secretary of State thinks appropriate. 10
- (11) Before making regulations which give effect to such a proposal with modifications, the Secretary of State must consult the mayor and the CCA on the modifications. 15
- (12) In this section “constituent member”, in relation to a CCA, means a member of the CCA appointed by a constituent council (but does not include the mayor for the area of the CCA).
- 34 Section 32 regulations: further provision**
- (1) Regulations under section 32(2) may make provision for the making of a scheme to transfer property, rights and liabilities (including criminal liabilities) – 20
- (a) from a fire and rescue authority or the CCA to the chief constable, or
 - (b) from the chief constable to the CCA,
- (including provision corresponding to any provision made by section 17(4) to (6) of the Localism Act 2011). 25
- (2) A chief constable to whom regulations under section 32(2) apply may appoint staff for the purpose of the exercise of the chief constable's fire and rescue functions.
- (3) A chief constable to whom regulations under section 32(2) apply may – 30
- (a) pay remuneration, allowances and gratuities to members of the chief constable's fire and rescue staff;
 - (b) pay pensions to, or in respect of, persons who are or have been such members of staff;
 - (c) pay amounts for or towards the provision of pensions to, or in respect of, persons who are or have been such members of staff. 35
- (4) In subsection (3) “allowances”, in relation to a member of staff, means allowances in respect of expenses incurred by the member of staff in the course of employment as such a member of staff.

-
- (5) Subject to subsections (6) to (8), a person who is employed pursuant to a transfer by virtue of subsection (1) or an appointment under subsection (2) may not at the same time be employed pursuant to an appointment by a chief constable of the police force for a police area under Schedule 2 to the Police Reform and Social Responsibility Act 2011. 5
- (6) Where regulations under section 32(2) are in force in relation to the chief constable of the police force for a police area, the person who is for the time being the police force's chief finance officer is to be responsible for the proper administration of financial affairs relating to the exercise of the chief constable's fire and rescue functions. 10
- (7) Subsection (5) does not prevent a person who is employed as a finance officer for fire functions from being at the same time employed as a finance officer for police functions.
- (8) In subsection (7) –
- “finance officer for fire functions” means a member of a chief constable's fire and rescue staff who – 15
- (a) is not a chief finance officer of the kind mentioned in subsection (6), and
- (b) is employed to carry out duties relating to the proper administration of financial affairs relating to the exercise of the chief constable's fire and rescue functions; 20
- “finance officer for police functions” means a member of a chief constable's civilian staff within the meaning of the Police Reform and Social Responsibility Act 2011 who –
- (a) is not a chief finance officer of the kind mentioned in subsection (6), and 25
- (b) is employed to carry out duties relating to the proper administration of a police force's financial affairs.
- (9) Where regulations under section 32(2) are in force, the CCA to which the regulations apply must pay – 30
- (a) any damages or costs awarded against the chief constable to whom the regulations apply in any proceedings brought against the chief constable in respect of the acts or omissions of a member of the chief constable's fire and rescue staff;
- (b) any costs incurred by the chief constable in any such proceedings so far as not recovered by the chief constable in the proceedings; 35
- (c) any sum required in connection with the settlement of any claim made against the chief constable in respect of the acts or omissions of a member of the chief constable's fire and rescue staff, if the settlement is approved by the CCA. 40
- (10) Where regulations under section 32(2) are in force, the CCA to which the regulations apply may, in such cases and to such extent as appears to the CCA to be appropriate, pay –

- (a) any damages or costs awarded against a member of the fire and rescue staff of the chief constable to whom the regulations apply in proceedings for any unlawful conduct of that member of staff;
 - (b) costs incurred and not recovered by such a member of staff in such proceedings; 5
 - (c) sums required in connection with the settlement of a claim that has or might have given rise to such proceedings.
 - (11) In this section –
 - “fire and rescue functions” has the same meaning as in section 32;
 - “fire and rescue staff”, in relation to a chief constable to whom regulations under section 32(2) apply, means – 10
 - (a) staff transferred to the chief constable under a scheme made by virtue of subsection (1);
 - (b) staff appointed by the chief constable under subsection (2).
- 35 Section 32 regulations: exercise of fire and rescue functions** 15
- (1) This section applies if –
 - (a) regulations under section 32(2) make provision in relation to the area of a CCA, and
 - (b) by virtue of the regulations, fire and rescue functions exercisable by the mayor for the area of the CCA are exercisable by the chief constable of the police force for the police area which corresponds to that area. 20
 - (2) The chief constable must secure that good value for money is obtained in exercising –
 - (a) functions which are exercisable by the chief constable by virtue of the regulations, and 25
 - (b) functions relating to fire and rescue services which are conferred on the chief constable by or by virtue of any enactment.
 - (3) The chief constable must secure that other persons exercising functions by virtue of the regulations obtain good value for money in exercising those functions. 30
 - (4) The mayor must –
 - (a) secure the exercise of the duties which are exercisable by the chief constable or another person by virtue of the regulations,
 - (b) secure the exercise of the duties relating to fire and rescue services which are imposed on the chief constable by or by virtue of any enactment, 35
 - (c) secure that functions which are exercisable by the chief constable or another person by virtue of the regulations are exercised efficiently and effectively, and
 - (d) secure that functions relating to fire and rescue services which are conferred or imposed on the chief constable by or by virtue of any enactment are exercised efficiently and effectively. 40

- (5) The mayor must hold the chief constable to account for the exercise of such functions.

36 Section 32 regulations: complaints and conduct matters etc

- (1) If regulations are made under section 32(2) that enable arrangements to be made for the exercise of functions by members of a police force or the civilian staff of a police force, the Secretary of State may by regulations amend Part 2 of the Police Reform Act 2002 (persons serving with the police: complaints and conduct matters etc) in consequence of that provision. 5
- (2) If regulations are made under section 32(2) that enable arrangements to be made for the exercise of functions by members of staff transferred to a chief constable under a scheme made by virtue of section 34(1) or appointed by a chief constable under section 34(2), the Secretary of State may by regulations make provision of the type described in subsection (3) in relation to those members of staff. 10
- (3) The provision referred to in subsection (2) is— 15
- (a) provision corresponding or similar to any provision made by or under Part 2 of the Police Reform Act 2002;
 - (b) provision applying (with or without modifications) any provision made by or under Part 2 of that Act.
- (4) The Secretary of State may by regulations, in consequence of any provision made under subsection (2), amend Part 2 of the Police Reform Act 2002. 20
- (5) Before making regulations under this section the Secretary of State must consult—
- (a) the Police Advisory Board for England and Wales,
 - (b) the Director General of the Independent Office for Police Conduct, 25
 - (c) such persons as appear to the Secretary of State to represent the views of police and crime commissioners,
 - (d) such persons as appear to the Secretary of State to represent the views of fire and rescue authorities, and
 - (e) such other persons as the Secretary of State considers appropriate. 30

37 Section 32 regulations: application of fire and rescue provisions

- (1) The Secretary of State may by regulations—
- (a) apply (with or without modifications) any provision of a fire and rescue enactment in relation to a person within subsection (2);
 - (b) make, in relation to a person within subsection (2), provision corresponding or similar to any provision of a fire and rescue enactment. 35
- (2) Those persons are—
- (a) a chief constable of a police force for a police area to whom regulations under section 32(2) apply, 40

- (b) a member of staff transferred to such a chief constable under a scheme made by virtue of section 34(1),
 - (c) a member of staff appointed by such a chief constable under section 34(2),
 - (d) a member of such a chief constable's police force by whom functions are exercisable by virtue of section 32(2)(b), and 5
 - (e) a member of the civilian staff of such a police force (as defined by section 102(4) of the Police Reform and Social Responsibility Act 2011) by whom functions are exercisable by virtue of section 32(2)(b).
- (3) The power conferred by subsection (1)(a) or (b) includes power to apply (with or without modifications) any provision made under a fire and rescue enactment or make provision corresponding or similar to any such provision. 10
- (4) The Secretary of State may by regulations amend, revoke or repeal a provision of or made under an enactment in consequence of provision made by virtue of subsection (1). 15
- (5) In this section “fire and rescue enactment” means an enactment relating to a fire and rescue authority (including, in particular, an enactment relating to an employee of such an authority or property of such an authority).
- (6) References in this section to an enactment or to provision made under an enactment are to an enactment whenever passed or (as the case may be) to provision whenever the instrument containing it is made. 20

38 Section 32 regulations: application of local policing provisions

- (1) The Secretary of State may by regulations –
- (a) apply (with or without modifications) any provision of a local policing enactment in relation to a person within subsection (2); 25
 - (b) make, in relation to such a person, provision corresponding or similar to any provision of a local policing enactment.
- (2) Those persons are –
- (a) a mayor for the area of a CCA to whom regulations under section 32(2) apply, 30
 - (b) a chief constable to whom such regulations apply, and
 - (c) a panel established by virtue of regulations under paragraph 4 of Schedule 3 for such an area.
- (3) The power conferred by subsection (1)(a) or (b) includes power to apply (with or without modifications) any provision made under a local policing enactment or make provision corresponding or similar to any such provision. 35
- (4) The Secretary of State may by regulations amend, revoke or repeal a provision of or made under an enactment in consequence of provision made by virtue of subsection (1).

- (5) In this section “local policing enactment” means an enactment relating to a police and crime commissioner.
- (6) References in this section to an enactment or to provision made under an enactment are to an enactment whenever passed or (as the case may be) to provision whenever the instrument containing it is made.

5

Financial matters relating to mayors

39 Mayors for CCA areas: financial matters

- (1) The Secretary of State may by regulations make provision for the costs of a mayor for the area of a CCA that are incurred in, or in connection with, the exercise of mayoral functions to be met from precepts issued by the CCA under section 40 of the Local Government Finance Act 1992. 10
- (2) The function of issuing precepts under Chapter 4 of Part 1 of the Local Government Finance Act 1992 in respect of mayoral functions is to be a function exercisable only by the mayor acting on behalf of the CCA.
- (3) The Secretary of State may by regulations modify the application of Chapter 4 or 4ZA of Part 1 of the Local Government Finance Act 1992 so far as applying to cases where the precepting authority in question under that Chapter is a mayoral CCA. 15
- (4) Where the mayoral functions of a mayor include PCC functions –
- (a) the provision made by virtue of subsection (3) must include provision to ensure that the council tax requirement calculated under section 42A of the Local Government Finance Act 1992 consists of separate components in respect of the mayor's PCC functions and the mayor's general functions, and 20
- (b) the function of calculating the component in respect of the mayor's PCC functions is itself to be treated as a PCC function for the purposes of this Part. 25
- (5) The Secretary of State may by regulations make provision –
- (a) requiring the mayor to maintain a fund in relation to receipts arising, and liabilities incurred, in the exercise of general functions; 30
- (b) about the preparation of an annual budget in relation to the exercise of general functions.
- (For power to make corresponding provision in relation to PCC functions, see paragraph 7 of Schedule 3.)
- (6) Provision under subsection (5)(b) may in particular include provision for – 35
- (a) the mayor to prepare a draft budget;
- (b) the draft to be scrutinised by –
- (i) the other members of the CCA, and
- (ii) a committee of the CCA appointed in accordance with paragraph 1(1) of Schedule 1; 40

- (c) the making of changes to the draft as a result of such scrutiny;
 - (d) the approval of the draft by the CCA (including a power to veto the draft in circumstances specified in the regulations and the consequences of any such veto);
 - (e) the basis on which such approval is to be given. 5
- (7) The reference in subsection (6)(b)(i) to a member of a CCA does not include a non-constituent or associate member.
- (8) In this section “mayoral functions”, in relation to a mayor, means—
- (a) the mayor's general functions, and
 - (b) if the mayor exercises PCC functions, the mayor's PCC functions. 10

Alternative mayoral titles

40 Alternative mayoral titles

- (1) At the first meeting of a mayoral CCA after regulations made under section 25(1) come into force, the CCA must, by a resolution in accordance with subsection (3)— 15
- (a) provide that the mayor for the area of the CCA is to be known by the title of mayor, or
 - (b) change the title by which the mayor for the area of the CCA is to be known to an alternative title mentioned in subsection (2).
- (2) The alternative titles are— 20
- (a) county commissioner;
 - (b) county governor;
 - (c) elected leader;
 - (d) governor;
 - (e) a title that the CCA considers more appropriate than the alternative titles mentioned in paragraphs (a) to (d), having regard to the title of other public office holders in the area of the CCA. 25
- (3) The following requirements must be met in relation to the resolution mentioned in subsection (1)—
- (a) particulars of the resolution must be included in the notice of the meeting, 30
 - (b) where the resolution includes a proposed alternative title mentioned in subsection (2)(e), the resolution must specify why the CCA considers that the title is more appropriate than the other alternative titles mentioned in subsection (2), and 35
 - (c) the resolution must be passed at the meeting by a simple majority of the members of the CCA who vote on it.
- (4) Subsections (5) and (6) apply where under this section a mayoral CCA changes the title by which the mayor for the area of the CCA is to be known to an alternative title. 40

- (5) The CCA must—
- (a) send notice of the change to the Secretary of State,
 - (b) publish the notice in the area of the CCA in such manner as the CCA considers appropriate, and
 - (c) publish the notice in such other manner as the Secretary of State may direct. 5
- (6) Where this subsection applies—
- (a) a reference in any enactment (whenever passed or made) to the mayor for the area of the CCA is, unless the context otherwise requires, to be read as a reference to the alternative title by which the mayor is to be known, and 10
 - (b) references to mayor, mayoral (except in the expression “mayoral CCA”) and deputy mayor are to be construed accordingly.
- (7) A change of title under this section does not affect the rights or obligations of any person or render defective any legal proceedings; and any legal proceedings may be commenced or continued as if there had been no change of title. 15
- (8) In this section a reference to a member of a CCA does not include a non-constituent member or an associate member.
- (9) In this section “enactment”— 20
- (a) includes an enactment comprised in subordinate legislation within the meaning of the Interpretation Act 1978, but
 - (b) does not include this section or section 41.

41 Alternative mayoral titles: further changes

- (1) This section applies where a mayoral CCA has— 25
- (a) by a resolution under section 40 or by a previous resolution under this section, changed the title by which the mayor for the area of the CCA is to be known to an alternative title,
 - (b) by a resolution under section 40, provided that the mayor for the area of the CCA is to be known by the title of mayor, or 30
 - (c) by a previous resolution under this section, provided that the mayor for the area of the CCA is no longer to be known by an alternative title.
- (2) The CCA may, by a resolution in accordance with this section— 35
- (a) in a subsection (1)(a) case—
 - (i) provide that the mayor is no longer to be known by the alternative title, or
 - (ii) change the title by which the mayor is to be known to an alternative title mentioned in subsection (3);
 - (b) in a subsection (1)(b) or (c) case, change the title by which the mayor is to be known to an alternative title mentioned in subsection (3). 40

- (3) The alternative titles mentioned in subsection (2) are as follows –
- (a) county commissioner;
 - (b) county governor;
 - (c) elected leader;
 - (d) governor; 5
 - (e) a title that the CCA considers more appropriate than the alternative titles mentioned in paragraphs (a) to (d), having regard to the title of other public office holders in the area of the CCA.
- (4) The following requirements must be met in relation to the resolution mentioned in subsection (2) – 10
- (a) the resolution must be considered at a relevant meeting of the CCA,
 - (b) particulars of the resolution must be included in the notice of the meeting,
 - (c) where the resolution includes a proposed alternative title mentioned in subsection (3)(e), the resolution must specify why the CCA considers that the title is more appropriate than the other alternative titles mentioned in subsection (3), and 15
 - (d) the resolution must be passed at the meeting by a simple majority of the members of the CCA who vote on it.
- (5) In subsection (4)(a) “relevant meeting” means the first meeting of the CCA held after a qualifying election for the return of the mayor, provided that the election is at least the third qualifying election since the resolution mentioned in subsection (1) was passed. 20
- (6) Where under this section an authority provides that the mayor for the area of the CCA is no longer to be known by an alternative title, the CCA must – 25
- (a) send notice of the change to the Secretary of State, and
 - (b) publish the notice in the area of the CCA in such manner as the CCA considers appropriate, and
 - (c) publish the notice in such other manner as the Secretary of State may direct. 30
- (7) Subsections (8) and (9) apply where under this section a CCA changes the title by which the mayor for the area of the CCA is to be known to an alternative title.
- (8) The authority must –
- (a) send notice of the change to the Secretary of State, and 35
 - (b) publish the notice in the area of the CCA in such manner as the CCA considers appropriate, and
 - (c) publish the notice in such other manner as the Secretary of State may direct.
- (9) Where this subsection applies – 40
- (a) a reference in any enactment (whenever passed or made) to the mayor for the area of the CCA is, unless the context otherwise requires, to

-
- be read as a reference to the alternative title by which the mayor is to be known, and
- (b) references to mayor, mayoral (except in the expression “mayoral CCA”) and deputy mayor are to be construed accordingly.
- (10) A change of title under this section does not affect the rights or obligations of any person, or render defective any legal proceedings; and any legal proceedings may be commenced or continued as if there had been no change of title. 5
- (11) Where a mayoral CCA to which section 40 applies does not pass a resolution as required by subsection (1) of that section, the authority is to be treated for the purposes of this section as if, at the meeting mentioned in that subsection, it had passed the resolution mentioned in section 40(1)(a) (providing that the mayor is to be known by the title of mayor). 10
- (12) In this section a reference to a member of a CCA does not include a non-constituent member or an associate member. 15
- (13) In this section –
- “enactment” has the same meaning as in section 40;
- “qualifying election” means an election for the return of the mayor, other than –
- (a) the first election for the return of the mayor, and 20
- (b) an election caused by a vacancy in the office of the mayor occurring before expiry of the mayor’s term of office.
- 42 Power to amend list of alternative titles**
- (1) The Secretary of State may by regulations amend section 40(2) or 41(3) to add, modify or remove a reference to an alternative title or a description of an alternative title. 25
- (2) In its application to subsection (1), section 219(1)(c) (power for regulations to make consequential etc provision) includes power to make consequential amendments to section 40 or 41.
- Requirements in connection with regulations about CCAs* 30
- 43 Proposal for new CCA**
- (1) One or more authorities to which this section applies may –
- (a) prepare a proposal for the establishment of a CCA for an area, and
- (b) submit the proposal to the Secretary of State.
- (2) This section applies to the following authorities – 35
- (a) a county council whose area is within the proposed area;
- (b) a unitary district council whose area is within the proposed area;

- (c) an economic prosperity board the whole or any part of whose area is within the proposed area;
 - (d) an Integrated Transport Authority the whole or any part of whose area is within the proposed area;
 - (e) a combined authority the whole or any part of whose area is within the proposed area. 5
- (3) In this section “the proposed area” means the area for which the CCA is proposed to be established.
- (4) Before submitting a proposal under this section to the Secretary of State, the authority or authorities preparing the proposal must— 10
 - (a) carry out a public consultation across the proposed area on the proposal, and
 - (b) have regard to the results of the consultation in preparing the proposal for submission to the Secretary of State.
- (5) The requirements in subsection (4) may be satisfied by things done before the coming into force of this section. 15
- (6) If a proposal under this section is not submitted by all of the authorities to which this section applies, each authority which does not submit the proposal must consent to its submission to the Secretary of State.
- (7) A proposal under this section must specify the purposes to be achieved by the establishment of the CCA. 20
- (8) The Secretary of State may by regulations—
 - (a) make further provision about the matters which must be addressed by a proposal under this section;
 - (b) make provision about material which must be included in or submitted with a proposal under this section. 25
- (9) Regulations under subsection (8) may make incidental, supplementary, consequential, transitional, transitory or saving provision.

44 Requirements in connection with establishment of CCA

- (1) The Secretary of State may make regulations establishing a CCA for an area only if— 30
 - (a) the Secretary of State considers that to do so is likely to improve the economic, social and environmental well-being of some or all of the people who live or work in the area,
 - (b) the Secretary of State considers that to do so is appropriate having regard to the need— 35
 - (i) to secure effective and convenient local government, and
 - (ii) to reflect the identities and interests of local communities,
 - (c) where a proposal for the establishment of the CCA has been submitted under section 43, the Secretary of State considers that its establishment will achieve the purposes specified under subsection (7) of that section, 40

- (d) the constituent councils consent, and
 - (e) any consultation required by subsection (3) has been carried out.
- (2) If a proposal for the establishment of the CCA has been submitted under section 43, the Secretary of State must have regard to the proposal in making the regulations. 5
- (3) The Secretary of State must carry out a public consultation unless –
- (a) a proposal has been prepared under section 43,
 - (b) a public consultation has been carried out in connection with the proposal and the Secretary of State has been provided with a summary of the consultation responses, and 10
 - (c) the Secretary of State considers that no further consultation is necessary.
- (4) Subsection (5) applies where the Secretary of State is considering whether to make regulations establishing a CCA for an area and –
- (a) part of the area is separated from the rest of it by one or more local government areas that are not within the area, or 15
 - (b) a local government area that is not within the area is surrounded by local government areas that are within the area.
- (5) In deciding whether to make the regulations, the Secretary of State must have regard to the likely effect of the creation of the proposed CCA on the exercise of functions equivalent to those of the proposed CCA’s functions in each local government area that is next to any part of the proposed CCA area. 20
- (6) In this Part “local government area” means the area of a county council or a district council.
- 45 Proposal for changes to existing arrangements relating to CCA** 25
- (1) One or more authorities to which this section applies may –
- (a) prepare a proposal for the making of regulations under section 8, 14, 16, 17, 19, 20, 23, 24, 25, 28 or 31 in relation to an existing CCA, and
 - (b) submit the proposal to the Secretary of State.
- (2) This section applies to the following authorities – 30
- (a) the CCA;
 - (b) a county council whose area is within the area of the CCA;
 - (c) a unitary district council whose area is within the area of the CCA;
 - (d) in the case of a proposal for the making of regulations under section 23 to add the area of a county council to the area of the CCA, that county council; 35
 - (e) in the case of a proposal for the making of regulations under section 23 to add the area of a unitary district council to the area of the CCA, that unitary district council.

- (3) Before submitting a proposal under this section to the Secretary of State, the authority or authorities preparing the proposal must—
 - (a) carry out a public consultation across—
 - (i) the area of the CCA, and
 - (ii) in the case of a proposal for the making of regulations under section 23 to add a relevant local government area to the area of the CCA, that relevant local government area, and
 - (b) have regard to the results of the consultation in preparing the proposal for submission to the Secretary of State.
 - (4) The requirements in subsection (3) may be satisfied by things done before the coming into force of this section.
 - (5) Before a proposal under this section for the making of regulations is submitted to the Secretary of State, each person who would have to consent to the making of the regulations must consent to the submission of the proposal.
 - (6) If a proposal under this section is submitted to the Secretary of State by an authority, the authority is to be treated as having consented to its submission for the purposes of subsection (5).
 - (7) In determining for the purposes of subsection (6) who would have to consent to the making of regulations under section 25, section 26(2)(b) (limited consent requirements) is to be disregarded.
 - (8) A proposal under this section must specify the purposes to be achieved by the regulations which it proposes should be made.
 - (9) The Secretary of State may by regulations—
 - (a) make further provision about the matters which must be addressed by a proposal under this section;
 - (b) make provision about material which must be included in or submitted with a proposal under this section.
 - (10) Regulations under subsection (9) may make incidental, supplementary, consequential, transitional, transitory or saving provision.
- 46 Requirements for changes to existing arrangements relating to CCA**
- (1) The Secretary of State may make regulations under section 8, 14, 16, 17, 19, 20, 23, 24, 25, 28 or 31 in relation to an existing CCA only if—
 - (a) the Secretary of State considers that to do so is likely to improve the economic, social and environmental well-being of some or all of the people who live or work in the area,
 - (b) the Secretary of State considers that to do so is appropriate having regard to the need—
 - (i) to secure effective and convenient local government, and
 - (ii) to reflect the identities and interests of local communities,
 - (c) where a proposal for the making of the regulations has been submitted under section 45, the Secretary of State considers that making the

- regulations will achieve the purposes specified under subsection (8) of that section, and
- (d) any consultation required by subsection (3) has been carried out.
- (2) If a proposal for the making of the regulations has been submitted under section 45, the Secretary of State must have regard to the proposal in making the regulations. 5
- (3) The Secretary of State must carry out a public consultation unless –
- (a) a proposal has been prepared under section 45,
- (b) a public consultation has been carried out in connection with the proposal and the Secretary of State has been provided with a summary of the consultation responses, and 10
- (c) the Secretary of State considers that no further consultation is necessary.
- (4) Subsection (5) applies where the Secretary of State is considering whether to make regulations under section 23 and – 15
- (a) part of the area to be created is separated from the rest of it by one or more local government areas that are not within the area, or
- (b) a local government area that is not within the area to be created is surrounded by local government areas that are within the area.
- (5) In deciding whether to make the regulations under section 23, the Secretary of State must have regard to the likely effect of the change to the CCA’s area on the exercise of functions equivalent to those of the CCA’s functions in each local government area that is next to any part of the area to be created by the regulations. 20
- (6) This section does not apply to regulations under section 23(1)(b) that are made as a result of the duty in section 26(3). 25

General powers of CCAs

47 General power of CCA

- (1) A CCA may do –
- (a) anything it considers appropriate for the purposes of the carrying-out of any of its functions (its “functional purposes”), 30
- (b) anything it considers appropriate for purposes incidental to its functional purposes,
- (c) anything it considers appropriate for purposes indirectly incidental to its functional purposes through any number of removes, 35
- (d) anything it considers to be connected with –
- (i) any of its functions, or
- (ii) anything it may do under paragraph (a), (b) or (c), and
- (e) for a commercial purpose anything which it may do under any of paragraphs (a) to (d) otherwise than for a commercial purpose. 40

- (2) Where subsection (1) confers power on a CCA to do something, it confers power (subject to section 48) to do it anywhere in the United Kingdom or elsewhere.
- (3) Power conferred on a CCA by subsection (1) is in addition to, and is not limited by, its other powers. 5
- (4) This section does not apply in relation to a CCA in respect of which regulations under section 50(1) have effect.

48 Boundaries of power under section 47

- (1) Section 47(1) does not enable a CCA to do anything which it is unable to do by virtue of a relevant limitation which is expressed to apply – 10
 - (a) to its power under section 47(1),
 - (b) to all of its powers, or
 - (c) to all of its powers but with exceptions that do not include its power under section 47(1).
- (2) If exercise of a relevant power of a CCA is subject to restrictions, those restrictions apply also to exercise of the power conferred on it by section 47(1) so far as that power is overlapped by the relevant power. 15
- (3) Section 47(1) does not authorise a CCA to borrow money.
- (4) Section 47(1)(a) to (d) does not authorise a CCA to charge a person for anything done by it otherwise than for a commercial purpose (but see section 93 of the Local Government Act 2003 (power of CCAs and other best value authorities to charge for discretionary services)). 20
- (5) Section 47(1)(e) does not authorise a CCA to do things for a commercial purpose in relation to a person if a statutory provision requires it to do those things in relation to the person. 25
- (6) Where under section 47(1)(e) a CCA does things for a commercial purpose, it must do them through –
 - (a) a company within the meaning given by section 1(1) of the Companies Act 2006,
 - (b) a registered society within the meaning of the Co-operative and Community Benefit Societies Act 2014, or 30
 - (c) a society registered or deemed to be registered under the Industrial and Provident Societies Act (Northern Ireland) 1969.
- (7) In this section – 35
 - “relevant limitation” means a prohibition, restriction or other limitation imposed by a statutory provision;
 - “relevant power” means a power conferred by a statutory provision;
 - “statutory provision” means a provision of an Act or of an instrument made under an Act.

49 Power to make provision supplemental to section 47

- (1) The Secretary of State may by regulations make provision preventing CCAs from doing under section 47(1) anything which is specified, or is of a description specified, in the regulations.
- (2) The Secretary of State may by regulations provide for the exercise by CCAs of power conferred by section 47(1) to be subject to conditions, whether generally or in relation to doing anything specified, or of a description specified, in the regulations. 5
- (3) The power under subsection (1) or (2) may be exercised in relation to— 10
- (a) all CCAs,
 - (b) particular CCAs, or
 - (c) particular descriptions of CCAs.
- (4) Before making regulations under subsection (1) or (2) the Secretary of State must consult— 15
- (a) such representatives of CCAs,
 - (b) such representatives of local government, and
 - (c) such other persons (if any),
- as the Secretary of State considers appropriate.
- (5) Subsection (4) does not apply to regulations under subsection (1) or (2) which are made only for the purpose of amending earlier such regulations— 20
- (a) so as to extend the earlier regulations, or any provision of the earlier regulations, to a particular CCA or to CCAs of a particular description, or
 - (b) so that the earlier regulations, or any provision of the earlier regulations, ceases to apply to a particular CCA or to CCAs of a particular description. 25

50 General power of competence

- (1) The Secretary of State may by regulations provide for Chapter 1 of Part 1 of the Localism Act 2011 (which confers a general power of competence on local authorities) to have effect in relation to a CCA specified in the regulations as it has effect in relation to a local authority. 30
- (2) Regulations under subsection (1) may be made only with the consent of the appropriate authorities (as defined by section 26(4)).
- (3) Where regulations under subsection (1) are contained in the same instrument as regulations made by virtue of section 26(2)(b), a non-consenting constituent council is not to be treated as an appropriate authority for the purposes of subsection (2). 35

Supplementary

51 Incidental etc provision

- (1) The Secretary of State may by regulations make incidental, consequential, transitional, transitory or supplementary provision for the purposes of, or in consequence of, regulations under this Chapter or for giving full effect to such regulations. 5
- (2) Regulations under subsection (1) may not include provision amending or disapplying sections 15 to 17 of, and Schedule 1 to, the Local Government and Housing Act 1989 (political balance on local authority committees etc).

52 Transfer of property, rights and liabilities 10

- (1) The Secretary of State may by regulations make provision for the transfer of property, rights and liabilities (including criminal liabilities) for the purposes of, or in consequence of, regulations under this Chapter or for giving full effect to such regulations.
- (2) Property, rights and liabilities may be transferred by – 15
 - (a) the regulations,
 - (b) scheme made by the Secretary of State under the regulations, or
 - (c) a scheme required to be made under the regulations by a person other than the Secretary of State.
- (3) A transfer by virtue of this section may have effect – 20
 - (a) whether or not the property, rights and liabilities would otherwise be capable of being transferred;
 - (b) without any instrument or formality being required.
- (4) The rights and liabilities which may be transferred by virtue of this section include rights and liabilities in relation to a contract of employment. 25
- (5) The Transfer of Undertakings (Protection of Employment) Regulations 2006 (S.I. 2006/246) apply to the transfer by virtue of this section (whether or not the transfer is a relevant transfer for the purposes of those regulations).
- (6) Regulations under this section or a scheme made under them may define the property, rights and liabilities to be transferred by specifying or describing them. 30
- (7) Provision for the transfer of property, rights and liabilities made by virtue of this section may include provision –
 - (a) for the creation or imposition by the Secretary of State of new rights or liabilities in respect of anything transferred; 35
 - (b) for the shared ownership or use of any property or facilities;
 - (c) for the management or custody of transferred property;

- (d) for bodies to make agreements with respect to any property, income, rights, liabilities and expenses of, and any financial relations between, the parties to the agreement.
- (8) Provision for the transfer of property, rights and liabilities made by virtue of this section may include provision— 5
- (a) for the continuing effect of things done by the transferor in relation to anything transferred;
- (b) for the continuation of things (including legal proceedings) in the process of being done, by or on behalf of or in relation to the transferor in relation to anything transferred; 10
- (c) for references to the transferor in any agreement (whether written or not), instrument or other document in relation to anything transferred to be treated (so far as necessary for the purposes of or in consequence of the transfer) as references to the transferee.
- 53 Guidance** 15
- (1) The Secretary of State may give guidance about anything that could be done under or by virtue of this Chapter by an authority to whom this section applies.
- (2) An authority to whom this section applies must have regard to any guidance given under this section in exercising any function conferred or imposed by or by virtue of this Chapter. 20
- (3) Any guidance under this section must be given in writing and may be varied or revoked by further guidance in writing.
- (4) Any such guidance may make different provision for different cases and different provision for different areas. 25
- (5) This section applies to— 30
- (a) a county council;
- (b) a district council;
- (c) an Integrated Transport Authority;
- (d) a combined authority;
- (e) a CCA.
- 54 Consequential amendments**
- Schedule 4 (combined county authorities: consequential amendments) has effect.
- 55 Interpretation of Chapter** 35
- In this Chapter—
- “associate member” has the meaning given by section 10(1);
- “CCA” has the meaning given by section 7(1);

“combined authority” has the meaning given by section 7(5);	
“constituent council” has the meaning given by section 8(11);	
“deputy mayor” has the meaning given by section 27(7);	
“economic prosperity board” has the meaning given by section 7(5);	
“fire and rescue authority” means a fire and rescue authority under the Fire and Rescue Services Act 2004;	5
“general functions” has the meaning given by section 28(2);	
“Integrated Transport Authority” has the meaning given by section 7(5);	
“local government area” has the meaning given by section 44(6);	
“mayor”, in relation to the area of a CCA, means the mayor for the area of the CCA by virtue of regulations under section 25(1);	10
“mayoral CCA” has the meaning given by section 25(8);	
“nominating body” means a body designated under section 9(1);	
“non-constituent member” has the meaning given by section 9(3);	
“PCC functions” has the meaning given by section 31(3);	15
“two-tier county council” has the meaning given by section 7(5);	
“unitary county council” has the meaning given by section 7(5);	
“unitary district council” has the meaning given by section 7(5).	

CHAPTER 2

OTHER PROVISION 20

Combined authorities

56 Review of combined authority’s constitutional arrangements

After section 104C of the Local Democracy, Economic Development and Construction Act 2009 (inserted by section 61(8)) insert—

“104D Review of combined authority’s constitutional arrangements 25

- (1) This section applies if an order under section 104(1) (constitution of combined authority) enables a combined authority to make provision about its constitution (“constitutional provision”).
- (2) An appropriate person may carry out a review of the combined authority’s constitutional provision if— 30
 - (a) an appropriate person proposes a review, and
 - (b) the combined authority consents to the review.
- (3) If an appropriate person carries out a review under subsection (2), they may propose changes to the combined authority’s constitutional provision as a result of the review for agreement by the authority. 35
- (4) The question of whether to consent under subsection (2)(b) or to agree to changes proposed under subsection (3) is to be decided at a meeting

of the combined authority by a simple majority of the voting members of the authority who are present at the meeting.

- (5) In the case of a mayoral combined authority –
- (a) a majority in favour of consenting under subsection (2)(b) does not need to include the mayor, but 5
 - (b) a majority in favour of changes proposed under subsection (3) must include the mayor.
- (6) The reference in subsection (4) to a voting member –
- (a) includes a substitute member who may act in place of a voting member; 10
 - (b) does not include a non-constituent or associate member.
- (7) Subsection (4) applies instead of –
- (a) any provision of an order under section 104(1) made before the coming into force of this section which is about the procedure applying to a decision on a question of a kind mentioned in subsection (4), and 15
 - (b) any constitutional provision of a combined authority about such procedure.
- (8) In this section “appropriate person”, in relation to a combined authority, means – 20
- (a) a member of the authority appointed by a county council the whole or any part of whose area is within the area of the authority,
 - (b) a member of the authority appointed by a district council whose area is within the area of the authority, or 25
 - (c) the mayor for the area of the authority (if it is a mayoral combined authority).”

57 Consent to changes to combined authority’s area

- (1) The Local Democracy, Economic Development and Construction Act 2009 is amended as follows. 30
- (2) In section 104 (constitution of combined authority), after subsection (11) insert –
- “(11A) If the only provision made under this section in an order under this Part is provision as a result of an order under section 106 (changes to boundaries of combined authority’s area) – 35
- (a) subsection (10) does not apply to the order under this Part, and
 - (b) subsections (3A) to (3H) of section 106 apply in relation to the order as if it contained the provision made by the order under section 106.” 40

- (3) Section 106 (changes to boundaries of combined authority’s area) is amended in accordance with subsections (4) to (9).
- (4) For subsection (3A) substitute—
- “(3A) An order under this section adding or removing a local government area to or from an existing area of a mayoral combined authority may be made only if—
- (a) the relevant council in relation to the local government area consents, and
- (b) the mayor for the area of the combined authority consents. 5
- (3AA) An order under this section adding or removing a local government area to or from an existing area of a combined authority which is not a mayoral combined authority may be made only if—
- (a) the relevant council in relation to the local government area consents, and
- (b) the combined authority consents.” 10
- (5) In subsection (3B), for “subsection (3A)(a)” substitute “subsections (3A)(a) and (3AA)(a)”.
- (6) In subsection (3C), after “subsection (3A)(a)” insert “or (3AA)(a)”.
- (7) After subsection (3C) insert—
- “(3CA) The question of whether to consent under subsection (3AA)(b) to an order under this section is to be decided at a meeting of the combined authority by a simple majority of the voting members of the authority who are present at the meeting. 20
- (3CB) Subsection (3CA) applies instead of—
- (a) any provision of an order under section 104(1) made before the coming into force of that subsection which is about the procedure applying to a decision on a question of the kind mentioned in that subsection, and
- (b) any provision made by a combined authority about its constitution under such an order about such procedure.” 25
- (8) For subsection (3D) substitute—
- “(3D) Where an order under subsection (1)(b) is made as a result of the duty in section 105B(5) or 107B(4)—
- (a) subsection (2) does not apply, and
- (b) neither subsection (3A) nor subsection (3AA) applies.” 30
- (9) After subsection (3D) insert—
- “(3E) Subsection (3F) applies if a combined authority has made provision about its constitution under an order under section 104(1).
- (3F) A decision about any change to that provision as a result of an order under this section is to be decided at a meeting of the combined 40

authority by a simple majority of the voting members of the authority who are present at the meeting.

- (3G) Subsection (3F) applies instead of—
- (a) any provision of an order under section 104(1) made before the coming into force of that subsection which is about the procedure applying to a decision on a question of the kind mentioned in that subsection, and
 - (b) any provision made by a combined authority about its constitution under such an order about such procedure.
- (3H) A reference in this section to a voting member—
- (a) includes a substitute member who may act in place of a voting member;
 - (b) does not include a non-constituent or associate member.”

58 Consent to conferral of general functions on mayor

- (1) The Local Democracy, Economic Development and Construction Act 2009 is amended as follows. 15
- (2) In section 104 (constitution of combined authority), after subsection (11A) (inserted by section 57(2)) insert—
- “(11B) If the only provision made under this section in an order under this Part is provision as a result of an order to which section 107DA (procedure for direct conferral of general functions on mayor) applies— 20
- (a) subsection (10) does not apply to the order under this Part, and
 - (b) the order may be made only with the consent of the mayor for the combined authority.” 25
- (3) In section 105B (section 105A orders: procedure), after subsection (5) insert—
- “(5A) The requirements in subsection (1) do not apply where the order is made under sections 105A and 107D in relation to an existing mayoral combined authority and provides for a function— 30
- (a) to be a function of the combined authority, and
 - (b) to be a function exercisable only by the mayor.
- See section 107DA in relation to an order of this kind.”
- (4) In section 107D (functions of mayors: general), after subsection (10) insert—
- “(11) The requirement in subsection (9) does not apply where the order is made under section 105A and this section in relation to an existing mayoral combined authority and provides for a function— 35
- (a) to be a function of the combined authority, and
 - (b) to be a function exercisable only by the mayor.
- See section 107DA in relation to an order of this kind.”

- (5) After section 107D insert—

“107DA Procedure for direct conferral of general functions on mayor

- (1) This section applies in relation to an order which is made under sections 105A and 107D in relation to an existing mayoral combined authority and provides for a function— 5
(a) to be a function of the combined authority, and
(b) to be a function exercisable only by the mayor.
- (2) The Secretary of State may make the order only if a request for the making of the order has been made to the Secretary of State by the mayor. 10
- (3) Before submitting a request under this section, the mayor must consult the constituent councils.
- (4) A request under this section must contain—
(a) a statement by the mayor that all of the constituent councils agree to the making of the order, or 15
(b) if the mayor is unable to make that statement, the reasons why the mayor considers the order should be made even though not all of the constituent councils agree to it being made.
- (5) In this section “constituent council” means—
(a) a county council the whole or any part of whose area is within the area of the combined authority, or 20
(b) a district council whose area is within the area of the combined authority.”

59 Consent to conferral of police and crime commissioner functions on mayor

- (1) Section 107F of the Local Democracy, Economic Development and Construction Act 2009 (functions of mayors: policing) is amended as follows. 25
- (2) For subsection (4) substitute—
“(4) An order under subsection (1) may be made in relation to an existing mayoral combined authority only with the consent of the mayor of the authority.” 30
- (3) Omit subsection (9).

60 Functions in respect of key route network roads

- (1) The Local Democracy, Economic Development and Construction Act 2009 is amended as follows.
- (2) In section 104, in subsection (10), for “An” substitute “Except as provided for by section 107ZA(7), an”. 35

- (3) In section 107D, in subsection (9), for “An” substitute “Except as provided for by section 107ZA(7), an”.
- (4) After section 107 insert—

“Combined authorities: key route network roads

107ZA Designation of key route network roads	5
<p>(1) A combined authority may designate a highway or proposed highway in its area as a key route network road, or remove its designation as a key route network road, with the consent of—</p> <p style="margin-left: 2em;">(a) each constituent council in whose area the highway or proposed highway is, and</p> <p style="margin-left: 2em;">(b) in the case of a mayoral combined authority, the mayor.</p>	10
<p>(2) The Secretary of State may designate a highway or proposed highway in the area of a combined authority as a key route network road, or remove its designation as a key route network road, if requested to do so by—</p> <p style="margin-left: 2em;">(a) the combined authority,</p> <p style="margin-left: 2em;">(b) the mayor (if any) of the combined authority, or</p> <p style="margin-left: 2em;">(c) a constituent council.</p>	15
<p>(3) A designation or removal under this section must be in writing and must state when it comes into effect.</p>	20
<p>(4) The Secretary of State must send a copy of a designation or removal under subsection (2) to the combined authority in question at least 7 days before the date on which it comes into effect.</p>	
<p>(5) A combined authority must publish each designation or removal under this section of a key route network road within its area before the date on which it comes into effect.</p>	25
<p>(6) A combined authority that has key route network roads in its area must keep a list or map (or both) accessible to the public showing those roads.</p>	
<p>(7) The requirements in section 104(10) and section 107D(9)(a) do not apply to provision under section 104(1)(d) and section 107D(1) contained in the same instrument so far as that provision—</p> <p style="margin-left: 2em;">(a) confers a power of direction on an existing mayoral combined authority regarding the exercise of an eligible power in respect of key route network roads in the area of that combined authority,</p> <p style="margin-left: 2em;">(b) provides for that power of direction to be exercisable only by the mayor of the combined authority, and</p> <p style="margin-left: 2em;">(c) is made with the consent of the mayor after the mayor has consulted the constituent councils.</p>	30 35 40

- (8) When a mayor consents under subsection (7)(c), the mayor must give the Secretary of State—
- (a) a statement by the mayor that all of the constituent councils agree to the making of the order, or
 - (b) if the mayor is unable to make that statement, the reasons why the mayor considers the order should be made even though not all of the constituent councils agree to it being made. 5
- (9) In this section—
- “constituent council” has the meaning given in section 104(11);
 - “eligible power” has the meaning given by section 88(2) of the Local Transport Act 2008; 10
 - “key route network road” means a highway or proposed highway designated for the time being under this section as a key route network road;
 - “proposed highway” means land on which, in accordance with plans made by a highway authority, that authority are for the time being constructing or intending to construct a highway shown in the plans.” 15

61 Membership of combined authority

- (1) The Local Democracy, Economic Development and Construction Act 2009 is amended as follows. 20
- (2) Section 104 (constitution of combined authority) is amended in accordance with subsections (3) to (7).
- (3) In subsection (2), for “85” substitute “85(1) to (3)”.
- (4) For subsection (2A) substitute— 25
- “(2A) But—
- (a) section 84 of that Act, in its application to a combined authority by virtue of subsection (1)(a), is subject to—
 - (i) sections 104A and 104B and regulations under section 104C (combined authority membership), and 30
 - (ii) sections 104D(4) and 106(3CA) and (3F) (procedure for combined authority consents), and
 - (b) section 85(1) of that Act, in its application to a combined authority by virtue of subsection (2), is subject to subsections (2AA) and (2B).” 35
- (5) After subsection (2A) insert—
- “(2AA) Section 85(1)(a) has effect as if it required an order which includes provision about the number and appointment of members of a combined authority to provide for the authority’s members, other than—
- (a) the mayor (in the case of a mayoral combined authority), 40

- (b) the authority’s non-constituent members (see section 104A),
and
- (c) the authority’s associate members (see section 104B),
to be appointed by the authority’s constituent councils.”
- (6) Omit subsection (2C). 5
- (7) In subsection (11), for “subsection (10)” substitute “this section”.
- (8) After section 104 insert –

“104A Non-constituent members of a combined authority

- (1) A combined authority may designate a body other than a constituent council as a nominating body for the purposes of this Part. 10
- (2) A body may be designated under subsection (1) only if the body consents to the designation.
- (3) A nominating body of a combined authority may nominate a representative of the body for appointment by the authority as a member (a “non-constituent member”). 15
- (4) The non-constituent members of a combined authority are to be non-voting members of that authority unless the voting members resolve otherwise.
- (5) An associate member (see section 104B) may not vote on a resolution under subsection (4). 20
- (6) A resolution under subsection (4) does not permit non-constituent members to vote on a decision whether the combined authority should consent to the making of an order under this Part.
- (7) This section is subject to regulations under section 104C(4) (disapplication of this section). 25
- (8) In this section “constituent council”, in relation to a combined authority, means –
 - (a) a county council the whole or any part of whose area is within the area of the authority, or
 - (b) a district council whose area is within the area of the authority. 30

104B Associate members of a combined authority

- (1) A combined authority may appoint an individual to be a member (“an associate member”) of the combined authority.
- (2) The associate members of a combined authority are to be non-voting members of the authority unless the voting members resolve otherwise. 35
- (3) A non-constituent member may not vote on a resolution under subsection (2).

- (4) A resolution under subsection (2) does not permit associate members to vote on a decision whether the combined authority should consent to the making of an order under this Part.
- (5) This section is subject to regulations under section 104C(4) (disapplication of this section). 5

104C Regulations about members

- (1) The Secretary of State may by regulations make provision about—
 - (a) constituent members of a combined authority;
 - (b) the mayor for the area of a combined authority in the mayor’s capacity as a member of the authority; 10
 - (c) nominating bodies of a combined authority;
 - (d) non-constituent members of a combined authority;
 - (e) associate members of a combined authority.
- (2) The provision that may be made by regulations under subsection (1) includes, in particular, provision about— 15
 - (a) the cases in which a decision of a combined authority requires a majority, or a particular kind of majority, of the votes of members of a particular kind;
 - (b) the process for the designation of a nominating body or the removal of such a designation; 20
 - (c) the number of nominating bodies that may be designated by a combined authority;
 - (d) the number of non-constituent members that may be appointed by a combined authority;
 - (e) the appointment, disqualification, resignation or removal of a non-constituent member; 25
 - (f) the appointment of a substitute member to act in place of a non-constituent member;
 - (g) the maximum number of non-constituent members of a combined authority; 30
 - (h) the making by a nominating body of a combined authority of payments towards the costs of the authority;
 - (i) the things which may or may not be done by, or in relation to, a non-constituent member;
 - (j) the appointment, disqualification, resignation or removal of an associate member; 35
 - (k) the appointment of a substitute member to act in place of an associate member;
 - (l) the maximum number of associate members of a combined authority; 40
 - (m) the things which may or may not be done by, or in relation to, an associate member.

-
- (3) Regulations under subsection (1) may confer a discretion on a combined authority to determine any matter.
- (4) The Secretary of State may by regulations provide, in relation to a combined authority established by an order which came into force before the coming into force of this section— 5
- (a) for the relevant provisions about membership not to apply in relation to the authority, or
- (b) for the authority to determine whether the relevant provisions about membership are to apply in relation to the authority.
- (5) In subsection (4) “the relevant provisions about membership” means— 10
- (a) the amendments to section 104 made by section 61(2) to (7) of the Levelling-up and Regeneration Act 2023, and
- (b) sections 104A and 104B.
- (6) Regulations under subsection (1) or (4) may make incidental, supplementary, consequential, transitional, transitory or saving provision. 15
- (7) In this section “constituent member”, in relation to a combined authority, means a member of the authority (other than any mayor for the area of the authority) appointed by—
- (a) a county council the whole or any part of whose area is within the area of the authority, or 20
- (b) a district council whose area is within the area of the authority.”
- (9) In section 105 (constitution of combined authority), after subsection (3) insert—
- “(3ZA) But section 92, in its application to a combined authority by virtue of subsection (3), is subject to regulations under section 104C(1) (combined authority membership).” 25
- (10) In section 107C (deputy mayors etc), after subsection (6) insert—
- “(6A) References in this section to a member of a combined authority do not include a non-constituent or associate member.”
- (11) In section 107D (functions of mayors: general)— 30
- (a) after subsection (3) insert—
- “(3A) The reference in subsection (3)(b) to a member of a combined authority does not include a non-constituent or associate member.”, and
- (b) after subsection (4) insert— 35
- “(4A) An order under subsection (3)(c) must provide that the committee must not consist solely of non-constituent or associate members.”

(12) In section 107G (mayors for combined authority areas: financial provision), after subsection (6) insert –

“(6A) The reference in subsection (6)(b)(i) to a member of a combined authority does not include a non-constituent or associate member.”

(13) In section 120 (interpretation), at the appropriate places insert – 5

““associate member” has the meaning given by section 104B(1);”,

““nominating body” means a body designated under section 104A(1);”,
and

““non-constituent member” has the meaning given by section 104A(3);”.

62 Proposal for establishment of combined authority 10

(1) The Local Democracy, Economic Development and Construction Act 2009 is amended in accordance with subsections (2) to (8).

(2) Omit sections 108 (review by authorities: new combined authority) and 109 (preparation and publication of scheme: new combined authority).

(3) Before section 110 insert – 15

“109A Proposal for new combined authority

(1) One or more authorities to which this section applies may –

(a) prepare a proposal for the establishment of a combined authority for an area, and

(b) submit the proposal to the Secretary of State. 20

(2) This section applies to the following authorities –

(a) a county council the whole or any part of whose area is within the proposed area;

(b) a district council whose area is within the proposed area;

(c) an EPB the whole or any part of whose area is within the proposed area; 25

(d) an ITA the whole or any part of whose area is within the proposed area;

(e) a combined county authority the whole or any part of whose area is within the proposed area. 30

(3) In this section –

“combined county authority” means a combined county authority established under section 7(1) of the Levelling-up and Regeneration Act 2023;

“the proposed area” means the area for which the combined authority is proposed to be established. 35

(4) Before submitting a proposal under this section to the Secretary of State, the authority or authorities preparing the proposal must –

-
- (a) carry out a public consultation across the proposed area on the proposal, and
 - (b) have regard to the results of the consultation in preparing the proposal for submission to the Secretary of State.
 - (5) The requirements in subsection (4) may be satisfied by things done before the coming into force of this section. 5
 - (6) If a proposal under this section is not submitted by all of the authorities to which this section applies, each authority which does not submit the proposal must consent to its submission to the Secretary of State.
 - (7) A proposal under this section must specify the purposes to be achieved by the establishment of the combined authority. 10
 - (8) The Secretary of State may by regulations –
 - (a) make further provision about the matters which must be addressed by a proposal under this section;
 - (b) make provision about material which must be included in or submitted with a proposal under this section. 15
 - (9) Regulations under subsection (8) may make incidental, supplementary, consequential, transitional, transitory or saving provision.”
 - (4) Section 110 (requirements in connection with establishment of combined authority) is amended in accordance with subsections (5) to (8). 20
 - (5) In subsection (1), for paragraph (a) substitute –
 - “(a) the Secretary of State considers that to do so is likely to improve the economic, social and environmental well-being of some or all of the people who live or work in the area,
 - (aa) the Secretary of State considers that to do so is appropriate having regard to the need –
 - (i) to secure effective and convenient local government, and
 - (ii) to reflect the identities and interests of local communities, 30
 - (ab) where a proposal for the establishment of the combined authority has been submitted under section 109A, the Secretary of State considers that its establishment will achieve the purposes specified under subsection (7) of that section.”
 - (6) For subsection (1A) substitute – 35
 - “(1A) If a proposal for the establishment of the combined authority has been submitted under section 109A, the Secretary of State must have regard to the proposal in making the order.”

- (7) In subsection (2), for paragraphs (a) and (b) (and the “and” at the end of paragraph (b)) substitute—
- “(a) a proposal has been prepared under section 109A,
 - (b) a public consultation has been carried out in connection with the proposal and the Secretary of State has been provided with a summary of the consultation responses, and”.
- (8) Omit subsection (4).
- (9) This section does not affect—
- (a) the operation of section 108 of the Local Democracy, Economic Development and Construction Act 2009 in relation to a review that began before this section came into force, or
 - (b) the operation of section 109 of that Act in relation to the preparation and publication of a scheme following such a review.
- (10) The amendments made by subsections (5) to (8) do not apply to section 110 of that Act as it has effect in relation to—
- (a) the making of an order in response to a scheme under section 109 of that Act, or
 - (b) the making of an order otherwise than in response to a scheme, where a draft of the statutory instrument containing the order was laid before Parliament before the coming into force of this section.

63 Proposal for changes to existing combined arrangements

- (1) The Local Democracy, Economic Development and Construction Act 2009 is amended in accordance with subsections (2) to (9).
- (2) Omit sections 111 (review by authorities: existing combined authority) and 112 (preparation and publication of scheme: existing combined authority).
- (3) Before section 113 insert—

“112A Proposal for changes to existing combined arrangements

- (1) One or more authorities to which this section applies may—
- (a) prepare a proposal for the making of an order under section 104, 105, 105A, 106, 107, 107A, 107D or 107F in relation to an existing combined authority, and
 - (b) submit the proposal to the Secretary of State.
- (2) This section applies to the following authorities—
- (a) the combined authority;
 - (b) a county council the whole or any part of whose area is within the area of the combined authority;
 - (c) a district council whose area is within the area of the combined authority;

-
- (d) in the case of a proposal for the making of an order under section 106 to add all or part of the area of a county council to the area of the combined authority, that county council;
- (e) in the case of a proposal for the making of an order under section 106 to add the area of a district council to the area of the combined authority, that district council. 5
- (3) Before submitting a proposal under this section to the Secretary of State, the authority or authorities preparing the proposal must –
- (a) carry out a public consultation across – 10
- (i) the area of the combined authority, and
- (ii) in the case of a proposal for the making of an order under section 106 to add a local government area to the area of the combined authority, that local government area, and
- (b) have regard to the results of the consultation in preparing the proposal for submission to the Secretary of State. 15
- (4) The requirements in subsection (3) may be satisfied by things done before the coming into force of this section.
- (5) Before a proposal under this section for the making of an order is submitted to the Secretary of State, each person who would have to consent to the making of the order must consent to the submission of the proposal. 20
- (6) If a proposal under this section is submitted to the Secretary of State by an authority, the authority is to be treated as having consented to its submission for the purposes of subsection (5). 25
- (7) In determining for the purposes of subsection (5) who would have to consent to the making of an order under section 105A, subsections (3) and (4) of section 105B (limited consent requirements) are to be disregarded.
- (8) In determining for the purposes of subsection (5) who would have to consent to the making of an order under section 107A, section 107B(3)(b) (limited consent requirements) is to be disregarded. 30
- (9) A proposal under this section must specify the purposes to be achieved by the order which it proposes should be made.
- (10) The Secretary of State may by regulations – 35
- (a) make further provision about the matters which must be addressed by a proposal under this section;
- (b) make provision about material which must be included in or submitted with a proposal under this section.
- (11) Regulations under subsection (10) may make incidental, supplementary, consequential, transitional, transitory or saving provision.” 40

- (4) Section 113 (requirements in connection with changes to existing combined arrangements) is amended in accordance with subsections (5) to (9).
- (5) In subsection (1), for “106 or 107” substitute “105A, 106, 107, 107A, 107D or 107F”.
- (6) In subsection (1), for paragraph (a) (and the “and” at the end of that paragraph) substitute – 5
- “(a) the Secretary of State considers that to do so is likely to improve the economic, social and environmental well-being of some or all of the people who live or work in the area,
 - (aa) the Secretary of State considers that to do so is appropriate having regard to the need – 10
 - (i) to secure effective and convenient local government, and
 - (ii) to reflect the identities and interests of local communities, 15
 - (ab) where a proposal for the making of the order has been submitted under section 112A, the Secretary of State considers that making the order will achieve the purposes specified under subsection (9) of that section, and”.
- (7) For subsection (1A) substitute – 20
- “(1A) If a proposal for the making of the order has been submitted under section 112A, the Secretary of State must have regard to the proposal in making the order.”
- (8) In subsection (2), for paragraphs (a) and (b) (and the “and” at the end of paragraph (b)) substitute – 25
- “(a) a proposal has been prepared under section 112A,
 - (b) a public consultation has been carried out in connection with the proposal and the Secretary of State has been provided with a summary of the consultation responses, and”.
- (9) Omit subsection (3). 30
- (10) This section does not affect –
- (a) the operation of section 111 of the Local Democracy, Economic Development and Construction Act 2009 in relation to a review that began before this section came into force, or
 - (b) the operation of section 112 of that Act in relation to the preparation and publication of a scheme following such a review. 35
- (11) The amendments made by subsections (5) to (9) do not apply to section 113 of that Act as it has effect in relation to –
- (a) the making of an order in response to a scheme under section 112 of that Act, or 40

- (b) the making of an order otherwise than in response to a scheme, where a draft of the statutory instrument containing the order was laid before Parliament before the coming into force of this section.

- (12) The requirement to consult under section 113(2) of the Local Democracy, Economic Development and Construction Act 2009, as amended by this section, may be satisfied by consultation before (as well as after) the passing of this Act. 5

64 Consequential amendments relating to section 62 and 63

- (1) The Local Democracy, Economic Development and Construction Act 2009 is amended as follows. 10
- (2) In section 105B (section 105A orders: procedure)–
- (a) in subsection (1)–
- (i) in paragraph (a), for “by the appropriate authorities,” substitute “–
- (i) as part of a proposal under section 109A, 15
or
- (ii) in accordance with section 112A,” and
- (ii) in paragraph (b), for the words from “the exercise” to the end of the paragraph substitute “the economic, social and environmental well-being of some or all of the people who live or work in the area or areas to which the order relates”, and 20
- (b) omit subsection (11).
- (3) In section 107B (requirements in connection with orders under section 107A)–
- (a) in subsection (1), for “by the appropriate authorities,” substitute “–
- (a) as part of a proposal under section 109A, or 25
(b) in accordance with section 112A,” and
- (b) omit subsection (2).
- (4) The amendments made by this section do not affect the operation of section 105B or 107B of the Local Democracy, Economic Development and Construction Act 2009 in relation to a proposal under that section made before the coming into force of this section. 30

65 Regulations applying to combined authorities

- (1) Section 117 of the Local Democracy, Economic Development and Construction Act 2009 (orders under Part 6) is amended as follows.
- (2) In the heading, after “Orders” insert “and regulations”. 35
- (3) In subsection (1), after “Orders” insert “and regulations”.
- (4) In subsection (1A), after “An order” insert “or regulations”.

(5) After subsection (3) insert –

“(3A) A statutory instrument that contains (whether alone or with any other provisions) –

(a) the first regulations to be made under section 104C(1),

(b) the first regulations to be made under section 104C(4), or

(c) regulations under section 107K(1),

may not be made unless a draft of the instrument containing the regulations has been laid before, and approved by a resolution of, each House of Parliament.

5

(3B) A statutory instrument that –

(a) contains subsequent regulations under section 104C(1) or (4), or regulations under section 109A(8) or 112A(10), and

(b) is not by virtue of subsection (3A) subject to a requirement that a draft of the instrument be laid before, and approved by a resolution of, each House of Parliament,

is subject to annulment by resolution of either House of Parliament.”

10

15

(6) In subsection (4), after “Part” insert “or of regulations under section 104C(1) or (4)”.

66 Combined authorities and combined county authorities: power to borrow

In section 23 of the Local Government Act 2003 (meaning of “local authority” for the purposes of Part 1), after subsection (10) insert –

20

“(10A) If a draft of a statutory instrument containing regulations under subsection (5) or (8A) would, apart from this subsection, be treated for the purposes of the standing orders of either House of Parliament as a hybrid instrument, it is to proceed in that House as if it were not such an instrument.”

25

67 Payment of allowances to committee members

(1) In Schedule 5A to the Local Democracy, Economic Development and Construction Act 2009 (combined authorities: overview and scrutiny committees and audit committees) –

30

(a) in paragraph 3(2) (power by order to make further provision about overview and scrutiny committees), after paragraph (a) insert –

“(aa) about the payment of allowances to members of such a committee who are members of a constituent council;”,
and

35

(b) in paragraph 4(3) (power by order to make further provision about audit committees), after paragraph (b) insert –

“(c) the payment of allowances to members of the committee who are members of a constituent council (within the meaning of paragraph 3).”

40

- (2) In Schedule 5C to that Act (mayors for combined authority areas: police and crime commissioner functions), after paragraph 5 insert –

“5A The Secretary of State may by order make provision about the payment of allowances to members of a police and crime panel established by virtue of an order under paragraph 4 who are members of a constituent council (within the meaning of paragraph 3 of Schedule 5A).”

5

Local authority governance

68 Timing for changes in governance arrangements

- (1) The Local Government Act 2000 is amended as follows. 10

- (2) In section 9KC (resolution of local authority) –

- (a) in subsection (4) –

- (i) the words from “Resolution B is approved” to the end of the subsection become paragraph (a), and
(ii) at the end of that paragraph insert “, or

15

- (b) subsection (4A) applies and Resolution B is passed in accordance with subsection (4E).”, and

- (b) after subsection (4) insert –

“(4A) This subsection applies where Resolution B –

- (a) makes a change in governance arrangements –

20

- (i) under section 9K for the local authority to start to operate executive arrangements, or
(ii) under section 9KA for the local authority to vary its executive arrangements so that they provide for a mayor and cabinet executive, and

25

- (b) has not been approved in a referendum held in accordance with this Chapter.

(4B) Where subsection (4A) applies, the local authority may submit a proposal to the Secretary of State for consent to pass Resolution B before the end of the period of 5 years beginning with the date Resolution A is passed.

30

(4C) A proposal must specify –

- (a) the change in governance arrangements to be made by Resolution B, and
(b) how the change is likely to improve the economic, social and environmental well-being of some or all of the people who live or work in the area of the local authority.

35

(4D) The Secretary of State may consent to a proposal only if the Secretary of State considers that the change in governance

40

arrangements is likely to improve the economic, social and environmental well-being of some or all of the people who live or work in the area of the local authority.

- (4E) If the Secretary of State consents to a proposal, the local authority may pass Resolution B— 5
- (a) before the end of the 5 year period beginning with the date Resolution A is passed, but
 - (b) not later than the end of the 3 year period beginning with the date consent is given.
- (4F) The Secretary of State may by regulations make further provision about— 10
- (a) the matters which must be addressed by a proposal under this section, and
 - (b) how a proposal is to be considered by the Secretary of State.” 15
- (3) In section 9MF (further provision with respect to referendums)—
- (a) in subsection (1)—
 - (i) the words from “subsection (2)” to the end of the subsection become paragraph (a), and
 - (ii) at the end of that paragraph insert “, or 20
 - (b) subsection (3A) applies and Referendum B is held in accordance with subsection (3E).”, and
 - (b) after subsection (3) insert—
- “(3A) This subsection applies if Referendum B is held under section 9M to approve a change in governance arrangements— 25
- (a) under section 9K for the local authority to start to operate executive arrangements, or
 - (b) under section 9KA for the local authority to vary its executive arrangements so that they provide for a mayor and cabinet executive. 30
- (3B) Where subsection (3A) applies, the local authority may submit a proposal to the Secretary of State for consent to hold Referendum B within the period of 10 years beginning with the date of Referendum A.
- (3C) A proposal must specify— 35
- (a) the change in governance arrangements that is subject to approval in Referendum B, and
 - (b) how the change is likely to improve the economic, social and environmental well-being of some or all of the people who live or work in the area of the local authority. 40

-
- (3D) The Secretary of State may consent to a proposal only if the Secretary of State considers that the change in governance arrangements is likely to improve the economic, social and environmental well-being of some or all of the people who live or work in the area of the local authority. 5
- (3E) If the Secretary of State consents to a proposal, the local authority may hold Referendum B—
- (a) within the 10 year period beginning with the date of Referendum A, but
 - (b) not later than the end of the 3 year period beginning with the date consent is given. 10
- (3F) The Secretary of State may by regulations make further provision about—
- (a) the matters which must be addressed by a proposal under this section, and 15
 - (b) how a proposal is to be considered by the Secretary of State.”
- 69 Transfer of functions: changes in governance arrangements**
- (1) The Local Government Act 2000 is amended in accordance with subsections (2) to (5). 20
- (2) In section 9KC (resolution of local authority), after subsection (5) insert—
- “(6) See sections 9NC and 9ND (transfer of functions: changes in governance arrangements) for further provision about when a resolution under this section may be passed.”
- (3) In section 9MB (requirement to hold and give effect to referendum)— 25
- (a) in subsection (4)—
 - (i) the words from “within the period” to the end of the subsection become paragraph (a), and
 - (ii) at the end of that paragraph insert “, or
 - (b) where paragraph (b) of section 9ND(7) (transfer of functions: changes in governance arrangements) applies, within the period of 28 days beginning with the day when the regulations mentioned in that subsection are amended or revoked.”, and 30
 - (b) after subsection (5) insert— 35

“(6) See section 9ND for further provision about referendums under section 9M.”

- (4) In section 9MF (further provision with respect to referendums), after subsection (6) insert –

“(7) See section 9ND (transfer of functions: changes in governance arrangements) for further provision about referendums under section 9MC.”

5

- (5) After section 9NB insert –

“Transfer of functions: changes in governance arrangements

9NC Transfer of functions: changes in governance arrangements not subject to a referendum

- (1) This section applies where – 10

(a) the Secretary of State has made regulations under section 16 of the Cities and Local Government Devolution Act 2016 (power to transfer etc public authority functions to certain local authorities) that provide for a function to be exercisable by a local authority,

15

(b) the local authority proposes to pass a resolution under section 9KC to make a relevant change in governance arrangements, and

(c) that change is not –

(i) subject to approval in a referendum under section 9M, or

20

(ii) required to be implemented by the local authority in accordance with section 9MF(4) (referendums under sections 9MC to 9ME).

- (2) The local authority may not pass the resolution unless the local authority complies with this section. 25

- (3) The local authority must notify the Secretary of State of the proposed change in governance arrangements.

- (4) Where the Secretary of State receives such a notification, the Secretary of State must consider whether, as a result of the proposed change in governance arrangements, the regulations mentioned in subsection (1)(a) should be amended or revoked (see section 17(1) of the Cities and Local Government Devolution Act 2016). 30

- (5) The Secretary of State must notify the local authority of the decision under subsection (4). 35

- (6) If the Secretary of State considers that the regulations should be amended or revoked, the local authority may not pass the resolution until the regulations have been so amended or revoked.

- (7) If the Secretary of State considers that the regulations should not be amended or revoked, the local authority may pass the resolution. 40

- (8) In this section—
- “function” has the same meaning as in section 16 of the Cities and Local Government Devolution Act 2016;
- “relevant change in governance arrangements” means—
- (a) a change under section 9K for the local authority to cease to operate executive arrangements, or 5
- (b) a change under section 9KA for the local authority to vary its executive arrangements so that they provide for a leader and cabinet executive.
- (9) This section is subject to section 9KC(3) and (4) (timing of change in governance arrangements). 10

9ND Transfer of functions: changes in governance arrangements subject to a referendum

- (1) This section applies where—
- (a) the Secretary of State has made regulations under section 16 of the Cities and Local Government Devolution Act 2016 (power to transfer etc public authority functions to certain local authorities) that provide for a function to be exercisable by a local authority, 15
- (b) the local authority proposes to pass a resolution under section 9KC to make a relevant change in governance arrangements, and 20
- (c) that change is subject to approval in a referendum under section 9M.
- (2) This section also applies where— 25
- (a) the Secretary of State has made regulations under section 16 of the Cities and Local Government Devolution Act 2016 that provide for a function to be exercisable by a local authority, and
- (b) the local authority is required by regulations under section 9MC (referendum following petition) to hold a referendum on whether the authority should make a relevant change in governance arrangements. 30
- (3) The local authority may not—
- (a) hold the referendum mentioned in subsection (1)(c) or (2)(b), or 35
- (b) pass a resolution which makes the proposed change in governance arrangements,
- unless the local authority complies with this section.
- (4) The local authority must notify the Secretary of State of the proposed change in governance arrangements. 40

- (5) Where the Secretary of State receives such a notification, the Secretary of State must consider whether, as a result of the proposed change in governance arrangements, the regulations mentioned in subsection (1)(a) or (2)(a) should be amended or revoked (see section 17(1) of the Cities and Local Government Devolution Act 2016). 5
- (6) The Secretary of State must notify the local authority of the decision under subsection (5).
- (7) If the Secretary of State considers that the regulations should be amended or revoked –
- (a) the local authority may hold the referendum mentioned in subsection (1)(c) or (2)(b), but 10
 - (b) if the result of the referendum is to approve the proposals, the local authority may not pass a resolution which makes the proposed change in governance arrangements until the regulations have been so amended or revoked. 15
- (8) If the Secretary of State considers that the regulations should not be amended or revoked, the local authority may hold the referendum mentioned in subsection (1)(c) or (2)(b) and (if the result of the referendum is to approve the proposals) pass the resolution.
- (9) In this section “function” and “relevant change in governance arrangements” have the same meaning as in section 9NC. 20
- (10) This section is subject to sections 9KC(3) and (4), 9MB and 9MF (timing of change in governance arrangements etc).”
- (6) In section 17 of the Cities and Local Government Devolution Act 2016 (section 16: procedure etc) – 25
- (a) in subsection (1) –
 - (i) omit the “and” at the end of paragraph (a), and
 - (ii) after paragraph (b) insert “, and
 - (c) where subsection (4A) applies to the regulations, the Secretary of State has had regard to the matters in subsection (4B).”, and 30
 - (b) after subsection (4) insert –
 - “(4A) This subsection applies to regulations under section 16 that –
 - (a) revoke or otherwise amend previous regulations under that section, and 35
 - (b) are made in response to a notification from a local authority under section 9NC(3) or 9ND(4) of the Local Government Act 2000 (transfer of functions: changes in governance arrangements) of a proposed change in governance arrangements. 40
 - (4B) The matters mentioned in subsection (1)(c) are –
 - (a) the circumstances of the area of the local authority, and

- (b) the likely impact of the change in governance arrangements on—
- (i) the economic, social and environmental well-being of some or all of the people who live or work in the area of the local authority, and
 - (ii) the accountability and decision-making of the local authority.”

5

70 Power to transfer etc public authority functions to certain local authorities

In section 17 of the Cities and Local Government Devolution Act 2016 (procedure for making regulations under section 16)—

10

- (a) in subsection (1)(b), for “the exercise of statutory functions” substitute “the economic, social and environmental well-being of some or all of the people who live or work”, and
 - (b) before subsection (5) insert—
- “(4C) The requirement in subsection (1)(b) does not apply to the making of regulations under section 16 where subsection (4A) applies to those regulations.”

15

Police and crime commissioners: participation in local authority committees

71 Participation of police and crime commissioners at certain local authority committees

20

In section 102(9) of the Local Government Act 1972 (appointment of committees), for “to which the commissioner is appointed in accordance with this section”, substitute “described in subsection (6)”.

Alternative mayoral titles

72 Combined authorities: alternative mayoral titles

25

After section 107G of the Local Democracy, Economic Development and Construction Act 2009 insert—

“107H Alternative mayoral titles: new mayoral combined authorities

- (1) This section applies to a mayoral combined authority where the order made under section 107A (power to provide for election of mayor) in relation to the authority comes into force on or after the date on which this section comes into force.
- (2) At the first meeting of the authority after the order made under section 107A comes into force, the authority must, by a resolution in accordance with subsection (4)—
 - (a) provide that the mayor for the area of the authority is to be known by the title of mayor, or

30

35

- (b) change the title by which the mayor for the area of the authority is to be known to an alternative title mentioned in subsection (3).
- (3) The alternative titles are—
 - (a) county commissioner; 5
 - (b) county governor;
 - (c) elected leader;
 - (d) governor;
 - (e) a title that the authority considers more appropriate than the alternative titles mentioned in paragraphs (a) to (d), having regard to the title of other public office holders in the area of the authority. 10
- (4) The following requirements must be met in relation to the resolution mentioned in subsection (2)—
 - (a) particulars of the resolution must be included in the notice of the meeting, 15
 - (b) where the resolution includes a proposed alternative title mentioned in subsection (3)(e), the resolution must specify why the authority considers that the title is more appropriate than the other alternative titles mentioned in subsection (3), and 20
 - (c) the resolution must be passed at the meeting by a simple majority of the members of the authority who vote on it.
- (5) Subsections (6) and (7) apply where under this section a mayoral combined authority changes the title by which the mayor for the area of the authority is to be known to an alternative title. 25
- (6) The authority must—
 - (a) send notice of the change to the Secretary of State,
 - (b) publish the notice in the area of the authority in such manner as the authority considers appropriate, and
 - (c) publish the notice in such other manner as the Secretary of State may direct. 30
- (7) Where this subsection applies—
 - (a) a reference in any enactment (whenever passed or made) to the mayor for the area of the authority is, unless the context otherwise requires, to be read as a reference to the alternative title by which the mayor is to be known, and 35
 - (b) references to mayor, mayoral (except in the expression “mayoral combined authority”) and deputy mayor are to be construed accordingly.
- (8) A change of title under this section does not affect the rights or obligations of any person or render defective any legal proceedings; and any legal proceedings may be commenced or continued as if there had been no change of title. 40

- (9) In this section a reference to a member of a combined authority does not include a non-constituent member or an associate member.
- (10) In this section “enactment” –
- (a) includes an enactment comprised in subordinate legislation within the meaning of the Interpretation Act 1978, but 5
 - (b) does not include this section or sections 107I and 107J.

107I Alternative mayoral titles: existing mayoral combined authorities

- (1) This section applies to a mayoral combined authority where the order made under section 107A (power to provide for election of mayor) in relation to the authority comes into force before the date on which this section comes into force. 10
- (2) The authority may, by a resolution in accordance with subsection (3), change the title by which the mayor for the area of the authority is to be known to one of the following alternative titles –
- (a) county commissioner; 15
 - (b) county governor;
 - (c) elected leader;
 - (d) governor;
 - (e) a title that the authority considers more appropriate than the alternative titles mentioned in paragraphs (a) to (d), having regard to the title of other public office holders in the area of the authority. 20
- (3) The following requirements must be met in relation to the resolution –
- (a) the resolution must be considered at the first meeting of the authority held after a qualifying election for the return of the mayor, 25
 - (b) particulars of the resolution must be included in the notice of the meeting,
 - (c) where the resolution includes a proposed alternative title mentioned in subsection (2)(e), the resolution must specify why the authority considers that the title is more appropriate than the other alternative titles mentioned in subsection (2), and 30
 - (d) the resolution must be passed at the meeting by a simple majority of the members of the authority who vote on it.
- (4) Subsections (5) and (6) apply where under this section a mayoral combined authority changes the title by which the mayor for the area of the authority is to be known to an alternative title. 35
- (5) The authority must –
- (a) send notice of the change to the Secretary of State,
 - (b) publish the notice in the area of the authority in such manner as the authority considers appropriate, and 40

- (c) publish the notice in such other manner as the Secretary of State may direct.
- (6) Where this subsection applies—
 - (a) a reference in any enactment (whenever passed or made) to the mayor for the area of the authority is, unless the context otherwise requires, to be read as a reference to the alternative title by which the mayor is to be known, and 5
 - (b) references to mayor, mayoral (except in the expression “mayoral combined authority”) and deputy mayor are to be construed accordingly. 10
- (7) A change of title under this section does not affect the rights or obligations of any person or render defective any legal proceedings; and any legal proceedings may be commenced or continued as if there had been no change of title.
- (8) In this section a reference to a member of a combined authority does not include a non-constituent member or an associate member. 15
- (9) In this section—
 - “enactment” has the same meaning as in section 107H;
 - “qualifying election” means an election for the return of the mayor, other than— 20
 - (a) the first election for the return of the mayor, and
 - (b) an election caused by a vacancy in the office of the mayor occurring before expiry of the mayor’s term of office.
- (10) This section is subject to section 107J. 25

107J Alternative mayoral titles: further changes

- (1) This section applies where a mayoral combined authority has—
 - (a) by a resolution under section 107H or 107I or by a previous resolution under this section, changed the title by which the mayor for the area of the authority is to be known to an alternative title, 30
 - (b) by a resolution under section 107H, provided that the mayor for the area of the authority is to be known by the title of mayor, or
 - (c) by a previous resolution under this section, provided that the mayor for the area of the authority is no longer to be known by an alternative title. 35
- (2) The authority may, by a resolution in accordance with subsection (4)—
 - (a) in a subsection (1)(a) case—
 - (i) provide that the mayor is no longer to be known by the alternative title, or 40

- (ii) change the title by which the mayor is to be known to an alternative title mentioned in subsection (3);
- (b) in a subsection (1)(b) or (c) case, change the title by which the mayor is to be known to an alternative title mentioned in subsection (3). 5
- (3) The alternative titles are –
- (a) county commissioner;
- (b) county governor;
- (c) elected leader;
- (d) governor; 10
- (e) a title that the authority considers more appropriate than the alternative titles mentioned in paragraphs (a) to (d), having regard to the title of other public office holders in the area of the authority.
- (4) The following requirements must be met in relation to the resolution mentioned in subsection (2) – 15
- (a) the resolution must be considered at a relevant meeting of the authority,
- (b) particulars of the resolution must be included in the notice of the meeting, 20
- (c) where the resolution includes a proposed alternative title mentioned in subsection (3)(e), the resolution must specify why the authority considers that the title is more appropriate than the other alternative titles mentioned in subsection (3), and
- (d) the resolution must be passed at the meeting by a simple majority of the members of the authority who vote on it. 25
- (5) In subsection (4)(a) “relevant meeting” means the first meeting of the authority held after a qualifying election for the return of the mayor, provided that the election is at least the third qualifying election since the resolution mentioned in subsection (1) was passed. 30
- (6) Where under this section an authority provides that the mayor for the area of the authority is no longer to be known by an alternative title, the authority must –
- (a) send notice of the change to the Secretary of State,
- (b) publish the notice in the area of the authority in such manner as the authority considers appropriate, and 35
- (c) publish the notice in such other manner as the Secretary of State may direct.
- (7) Subsections (8) and (9) apply where under this section an authority changes the title by which the mayor for the area of the authority is to be known to an alternative title. 40
- (8) The authority must –
- (a) send notice of the change to the Secretary of State,

- (b) publish the notice in the area of the authority in such manner as the authority considers appropriate, and
 - (c) publish the notice in such other manner as the Secretary of State may direct.
- (9) Where this subsection applies – 5
 - (a) a reference in any enactment (whenever passed or made) to the mayor for the area of the authority is, unless the context otherwise requires, to be read as a reference to the alternative title by which the mayor is to be known, and
 - (b) references to mayor, mayoral (except in the expression “mayoral combined authority”) and deputy mayor are to be construed accordingly. 10
- (10) A change of title under this section does not affect the rights or obligations of any person, or render defective any legal proceedings; and any legal proceedings may be commenced or continued as if there had been no change of title. 15
- (11) Where a combined authority to which section 107H applies does not pass a resolution as required by subsection (2) of that section, the authority is to be treated for the purposes of this section as if, at the meeting mentioned in that subsection, it had passed the resolution mentioned in section 107H(2)(a) (providing that the mayor is to be known by the title of mayor). 20
- (12) In this section a reference to a member of a combined authority does not include a non-constituent member or an associate member.
- (13) In this section – 25
 - “enactment” has the same meaning as in section 107H;
 - “qualifying election” has the same meaning as in section 107I.

107K Power to amend list of alternative titles

- (1) The Secretary of State may by regulations amend section 107H(3), 107I(2) or 107J(3) to add, modify or remove a reference to an alternative title or a description of an alternative title. 30
- (2) Regulations under subsection (1) may make incidental, supplementary, consequential, transitional, transitory or saving provision, including provision which makes consequential amendments to section 107H, 107I or 107J.” 35

73 Local authorities in England: alternative mayoral titles

- (1) The Local Government Act 2000 is amended as follows.

(2) After section 9HE insert –

“9HF Alternative mayoral titles

- (1) A local authority within subsection (8) may, by a resolution in accordance with subsection (2), change the title by which the elected mayor of the authority is to be known to one of the following alternative titles – 5
- (a) county commissioner;
 - (b) county governor;
 - (c) elected leader;
 - (d) governor; 10
 - (e) a title that the authority considers more appropriate than the alternative titles mentioned in paragraphs (a) to (d), having regard to the title of other public office holders in the area of the authority.
- (2) The following requirements must be met in relation to the resolution – 15
- (a) the resolution must be considered at a relevant meeting of the authority,
 - (b) particulars of the resolution must be included in the notice of the meeting,
 - (c) where the resolution includes a proposed alternative title mentioned in subsection (1)(e), the resolution must specify why the authority considers that the title is more appropriate than the other alternative titles mentioned in subsection (1), and 20
 - (d) the resolution must be passed at the meeting by a simple majority of the members of the authority who vote on it. 25
- (3) In subsection (2)(a) “relevant meeting” means –
- (a) in the case of a local authority within subsection (8)(a), the first meeting of the authority held after a qualifying election for the return of the elected mayor,
 - (b) in the case of a local authority within subsection (8)(b), the meeting of the authority at which the resolution under section 9KC (resolution of local authority) is passed, and 30
 - (c) in the case of a local authority within subsection (8)(c), the first meeting of the authority held after the referendum mentioned in section 9N is held. 35
- (4) Subsections (5) and (6) apply where under this section a local authority changes the title by which the elected mayor of the authority is to be known to an alternative title.
- (5) The authority must – 40
- (a) send notice of the change to the Secretary of State,
 - (b) publish the notice in the area of the authority in such manner as the authority considers appropriate, and

- (c) publish the notice in such other manner as the Secretary of State may direct.
- (6) Where this subsection applies—
 - (a) a reference in any enactment (whenever passed or made) to the elected mayor of the authority is, unless the context otherwise requires, to be read as a reference to the alternative title by which the elected mayor is to be known, and 5
 - (b) references to mayor, mayoral and deputy mayor are to be construed accordingly.
- (7) A change of title under this section does not affect the rights or obligations of any person or render defective any legal proceedings; and any legal proceedings may be commenced or continued as if there had been no change of title. 10
- (8) A local authority is within this subsection if—
 - (a) it operates a mayor and cabinet executive, 15
 - (b) it passes a resolution in accordance with section 9KC (resolution of local authority) to make a change in governance arrangements which provides for the authority to operate a mayor and cabinet executive, or
 - (c) it holds a referendum by virtue of an order under section 9N (referendum on change to mayor and cabinet executive) and the proposal for the authority to operate a mayor and cabinet executive is approved in that referendum. 20
- (9) The Secretary of State may by regulations amend subsection (1) to add, modify or remove a reference to an alternative title or a description of an alternative title. 25
- (10) In this section—
 - “enactment”—
 - (a) includes an enactment comprised in subordinate legislation within the meaning of the Interpretation Act 1978, but 30
 - (b) does not include this section or section 9HG;
 - “qualifying election” means an election for the return of the elected mayor, other than—
 - (a) the first election for the return of the elected mayor, and 35
 - (b) an election caused by a vacancy in the office of the elected mayor occurring before expiry of the elected mayor’s term of office.
- (11) This section is subject to section 9HG. 40

9HG Alternative mayoral titles: further changes

- (1) This section applies where a local authority has—
- (a) by a resolution under section 9HF or by a previous resolution under this section, changed the title by which the elected mayor of the authority is to be known to an alternative title, or 5
 - (b) by a previous resolution under this section, provided that the elected mayor of the authority is no longer to be known by an alternative title.
- (2) The authority may, by a resolution in accordance with subsection (4)—
- (a) in a subsection (1)(a) case— 10
 - (i) provide that the elected mayor is no longer to be known by the alternative title, or
 - (ii) change the title by which the elected mayor is to be known to an alternative title mentioned in subsection (3); 15
 - (b) in a subsection (1)(b) case, change the title by which the elected mayor is to be known to an alternative title mentioned in subsection (3).
- (3) The alternative titles are— 20
- (a) county commissioner;
 - (b) county governor;
 - (c) elected leader;
 - (d) governor;
 - (e) a title that the authority considers more appropriate than the alternative titles mentioned in paragraphs (a) to (d), having regard to the title of other public office holders in the area of the authority. 25
- (4) The following requirements must be met in relation to the resolution mentioned in subsection (2)—
- (a) the resolution must be considered at a relevant meeting of the authority, 30
 - (b) particulars of the resolution must be included in the notice of the meeting,
 - (c) where the resolution includes a proposed alternative title mentioned in subsection (3)(e), the resolution must specify why the authority considers that the title is more appropriate than the other alternative titles mentioned in subsection (3), and 35
 - (d) the resolution must be passed at the meeting by a simple majority of the members of the authority who vote on it.
- (5) In subsection (4)(a) “relevant meeting” means the first meeting of the authority held after a qualifying election for the return of the elected mayor, provided that the election is at least the third qualifying election since the resolution mentioned in subsection (1) was passed. 40

- (6) Where under this section a local authority provides that the elected mayor of the authority is no longer to be known by an alternative title, the authority must—
- (a) send notice of the change to the Secretary of State,
 - (b) publish the notice in the area of the authority in such manner as the authority considers appropriate, and
 - (c) publish the notice in such other manner as the Secretary of State may direct.
- (7) Subsections (8) and (9) apply where under this section a local authority changes the title by which the elected mayor of the authority is to be known to an alternative title.
- (8) The authority must—
- (a) send notice of the change to the Secretary of State,
 - (b) publish the notice in the area of the authority in such manner as the authority considers appropriate, and
 - (c) publish the notice in such other manner as the Secretary of State may direct.
- (9) Where this subsection applies—
- (a) a reference in any enactment (whenever passed or made) to the elected mayor of the authority is, unless the context otherwise requires, to be read as a reference to the alternative title by which the elected mayor is to be known, and
 - (b) references to mayor, mayoral and deputy mayor are to be construed accordingly.
- (10) A change of title under this section does not affect the rights or obligations of any person, or render defective any legal proceedings; and any legal proceedings may be commenced or continued as if there had been no change of title.
- (11) The Secretary of State may by regulations amend subsection (3) to add, modify or remove a reference to an alternative title or a description of an alternative title.
- (12) In this section “enactment” and “qualifying election” have the same meaning as in section 9HF.”
- (3) In section 105(6) (orders and regulations), after “9HE,” insert “9HF(9), 9HG(11),”.

Local government capital finance

74 Capital finance risk management

- (1) The Local Government Act 2003 is amended as follows.

- (2) After section 12 (power to invest) insert—

“Risk management: England

12A Risk-mitigation directions

- (1) The Secretary of State may give one or more risk-mitigation directions to a local authority in England, for the purpose of reducing or mitigating the financial risk to the authority, if— 5
- (a) a trigger event has occurred in relation to the local authority, and
 - (b) the Secretary of State is satisfied that the direction is, or (as the case may be) directions are, appropriate and proportionate to the level of that financial risk. 10
- (2) A “trigger event” occurs if (and when)—
- (a) a risk threshold is breached by the local authority (see section 12B);
 - (b) a report is made by the chief finance officer of the local authority under section 114(3) of the Local Government Finance Act 1988 (report to effect that authority’s expenditure is likely to exceed available resources); or 15
 - (c) the Secretary of State—
 - (i) gives a direction under section 16(2)(b) (request for expenditure to be, or not be, treated as capital) in respect of the local authority, or 20
 - (ii) makes a grant to the local authority under an enactment, for the purpose of preventing circumstances arising that would require such a report to be made. 25
- (3) The following are “risk-mitigation directions”—
- (a) a direction that sets limits in relation to the borrowing of money by the local authority;
 - (b) a direction that requires the local authority to take action specified in the direction. 30
- (4) A direction under subsection (3)(a)—
- (a) may set different limits in relation to different kinds of borrowing;
 - (b) must specify the period for which any limit has effect.
- (5) A direction under subsection (3)(b)— 35
- (a) may (amongst other things) require the local authority to take action to divest itself of a specified asset;
 - (b) must specify the time by which any specified action must be taken.
- (6) In deciding whether or not to exercise a power to give a direction under this section, the Secretary of State must have regard to— 40

- (a) the likely impact of the direction on the provision of services to the public by or on behalf of the local authority;
 - (b) the duty imposed on the local authority by section 3(1) of the Local Government Act 1999 (best value duty).
- (7) In deciding whether or not to exercise a power to give a direction under this section, the Secretary of State may, in particular, take account of the likely impact of that decision on the implementation of any central government policy, project or programme. 5
- (8) The Secretary of State may not give a risk-mitigation direction unless the Secretary of State – 10
 - (a) has given the local authority notice of the proposed direction, and of the right of the local authority to make written representations to the Secretary of State about it within the period specified in the notice, and
 - (b) has considered any representations made by the local authority to the Secretary of State within that period. 15
- (9) In this section, “financial risk”, in relation to a local authority, means the risk that the expenditure of the local authority (including expenditure it proposes to incur) in the current or any future financial year is likely to exceed, or further exceed, the resources (including sums borrowed) available to it to meet that expenditure. 20
- (10) This section is subject to section 12C (restriction of power to give risk-mitigation directions).

12B Risk thresholds

- (1) For the purposes of section 12A(2)(a), a risk threshold is breached by a local authority in England if (and when) a capital risk metric for the local authority breaches the specified threshold for that metric. 25
- (2) Each of the following is a “capital risk metric” –
 - (a) the total of a local authority’s debt (including credit arrangements) as compared to the financial resources at the disposal of the authority; 30
 - (b) the proportion of the total of a local authority’s capital assets which is investments made, or held, wholly or mainly in order to generate financial return;
 - (c) the proportion of the total of a local authority’s debt (including credit arrangements) in relation to which the counter-party is not central government or a local authority; 35
 - (d) the amount of minimum revenue provision charged by a local authority to a revenue account for a financial year;
 - (e) any other metric specified by regulations made by the Secretary of State. 40
- (3) The Secretary of State may, by regulations, make further provision –

- (a) specifying whether the specified threshold for a particular metric is breached by a failure to reach that threshold or by that threshold being exceeded;
 - (b) about how the metrics specified in, or under, subsection (2) are to be calculated for the purpose of determining whether the specified threshold for that metric has been breached. 5
- (4) Before making regulations under subsection (2)(e), the Secretary of State must consult all local authorities in England.
- (5) In this section –
- “capital asset” has the meaning given by section 9; 10
 - “minimum revenue provision” has the meaning given by regulation 27 of the Local Authorities (Capital Finance and Accounting)(England) Regulations 2003 (S.I. 2003/3146);
 - “specified” means specified, or determined in a manner specified, in regulations made by the Secretary of State. 15
- (6) Regulations may require a specified threshold to be determined having regard to guidance issued under section 21(1A) (accounting practices).

12C Restriction of power to give risk-mitigation directions

- (1) If, after the power to give risk-mitigation directions becomes exercisable under section 12A(1) in relation to a local authority – 20
- (a) at least 12 months have elapsed since the Secretary of State last became aware of a trigger event having occurred in relation to the authority,
 - (b) any risk-mitigation direction given to the authority has been complied with or revoked, and 25
 - (c) the Secretary of State is satisfied no further risk-mitigation direction is likely to be required in the foreseeable future for the purpose of reducing or mitigating the financial risk to the authority,
- the Secretary of State must give the local authority a notice to that effect (“a cessation notice”). 30
- (2) Where a cessation notice is given, the power conferred by section 12A(1) is no longer exercisable, in relation to that authority, by reason of any trigger event of which the Secretary of State was aware at the time that notice was given. 35
- (3) In this section “risk-mitigation direction”, “trigger event” and “financial risk” have the same meaning as in section 12A.

12D Duty to cooperate with independent expert

- (1) This section applies where –

- (a) a trigger event has occurred in relation to a local authority in England,
 - (b) section 12C(2) does not apply to prevent the power conferred by section 12A(1) being exercisable, in relation to that authority, by reason of that event, and
 - (c) the Secretary of State has appointed an independent expert to review the level of the financial risk to the local authority.
- (2) The local authority must, so far as reasonably practicable, co-operate with the independent expert in any way that the independent expert considers necessary or expedient for the purposes of the conduct of the review.
- (3) In this section –
 - “financial risk” has the same meaning as in section 12A;
 - “independent expert” means a person –
 - (a) who is independent of the local authority and the Secretary of State, and
 - (b) who has relevant experience or knowledge which is relevant to the matter in question;
 - “trigger event” has the same meaning as in section 12A.”
- (3) In section 2 (control of borrowing), in subsection (1) –
 - (a) after paragraph (b) insert “, or”, and
 - (b) after that paragraph insert –
 - “(c) any limit for the time being applicable to it under section 12A.”
- (4) In section 5 (temporary borrowing) –
 - (a) in subsection (1), after “section 4” insert “or 12A”, and
 - (b) in subsection (2), after “section 4(2)” insert “or 12A”.
- (5) In section 8 (control of credit arrangements), in subsection (1) –
 - (a) after paragraph (b) insert “, or”, and
 - (b) after that paragraph insert –
 - “(c) any limit for the time being applicable to it under section 12A.”
- (6) In section 12 (power to invest), at the end insert –

“This is subject to a direction under section 12A (risk-mitigation directions).”
- (7) In section 19 (application to parish and community councils), in subsection (1) for “9 to 13” substitute “9 to 12, 13”.
- (8) In section 23 (meaning of “local authority” in Chapter 3 of Part 1), in subsection (4), after “1 to 8,” insert “12A to 12D,”.

Council tax

75 Long-term empty dwellings: England

- (1) In section 11B of the Local Government Finance Act 1992 (higher amount for long-term empty dwellings: England) –
- (a) after subsection (1C) insert – 5
- “(1D) In exercising its functions under this section a billing authority must have regard to any guidance issued by the Secretary of State.”;
- (b) in subsection (8), for “2 years” substitute “1 year”.
- (2) The amendments made by subsection (1) have effect for financial years beginning on or after 1 April 2024 (and, in relation to the amendment made by subsection (1)(b), it does not matter whether the period mentioned in section 11B(8) of the Local Government Finance Act 1992 begins before this section comes into force). 10

76 Dwellings occupied periodically: England 15

- (1) The Local Government Finance Act 1992 is amended in accordance with subsections (2) and (3).
- (2) After section 11B (higher amount for long-term empty dwellings: England) insert –

“11C Higher amount for dwellings occupied periodically: England 20

- (1) For any financial year, a billing authority in England may by determination provide in relation to its area, or such part of its area as it may specify in the determination, that if on any day the conditions mentioned in subsection (2) are satisfied in respect of a dwelling –
- (a) the discount under section 11(2)(a) does not apply, and 25
- (b) the amount of council tax payable in respect of that dwelling and that day is increased by such percentage of not more than 100 as it may specify in the determination.
- (2) The conditions are –
- (a) there is no resident of the dwelling, and 30
- (b) the dwelling is substantially furnished.
- (3) A billing authority’s first determination under this section must be made at least one year before the beginning of the financial year to which it relates.
- (4) In exercising its functions under this section a billing authority must have regard to any guidance issued by the Secretary of State. 35
- (5) Where a determination under this section has effect in relation to a class of dwellings –

- (a) the billing authority may not make a determination under section 11A(3), (4) or (4A) in relation to that class, and
 - (b) any determination that has been made under section 11A(3), (4) or (4A) ceases to have effect in relation to that class.
 - (6) A billing authority may make a determination varying or revoking a determination under this section for a financial year, but only before the beginning of the year. 5
 - (7) Where a billing authority makes a determination under this section it must publish a notice of the determination in at least one newspaper circulating in the area. 10
 - (8) The notice must be published before the end of the period of 21 days beginning with the date of the determination.
 - (9) The validity of the determination is not affected by a failure to comply with subsection (7) or (8).
- 11D Section 11C: regulations** 15
- (1) The Secretary of State may by regulations prescribe one or more classes of dwelling in relation to which a billing authority may not make a determination under section 11C.
 - (2) A class of dwellings may be prescribed under subsection (1) by reference to such factors as the Secretary of State thinks fit and may, amongst other factors, be prescribed by reference to –
 - (a) the physical characteristics of, or other matters relating to, dwellings;
 - (b) the circumstances of, or other matters relating to, any person who is liable to the amount of council tax concerned. 25
 - (3) The Secretary of State may by regulations specify a different percentage limit for the limit which is for the time being specified in section 11C(1)(b).
 - (4) A statutory instrument containing regulations made under subsection (3) may not be made unless a draft of the instrument has been approved by resolution of the House of Commons.” 30
- (3) In consequence of the amendment made by subsection (2) –
- (a) in section 11 (discounts), in subsection (2), after “11B” insert “, 11C”;
 - (b) in section 11A (discounts: special provision for England), in subsection (4C), at the end insert “and 11C(5)”;
 - (c) in section 13 (reduced amounts), in subsection (3), after “11B” insert “, 11C”;
 - (d) in section 66 (judicial review), in subsection (2)(b), after “11B” insert “, 11C”;
- 35

- (e) in section 67 (functions to be discharged only by authority), in subsection (2)(a), after “11B insert “; 11C”;
 - (f) in section 113 (orders and regulations), in subsection (3), after “under section” insert “11D(3),”;
 - (g) in Schedule 2 (administration), in paragraph 4(7), after “: England),” insert “11C(1)(b) (higher amount for dwellings occupied periodically: England),”.
- (4) A determination for the purposes of section 11C of the Local Government Finance Act 1992 as inserted by subsection (2) may not relate to a financial year beginning before 1 April 2024 (but this does not affect the requirement for the determination to be made at least one year before the beginning of the financial year to which it relates).

Street names

77 Alteration of street names: England

- (1) In this section “local authority” means—
- (a) a district council in England;
 - (b) a county council in England for an area for which there is no district council;
 - (c) a London borough council;
 - (d) the Common Council of the City of London.
- (2) A local authority within subsection (1)(a) or (b) may, by order, alter the name of a street, or any part of a street, in its area if the alteration has the necessary support.
- (3) Where a local authority has altered the name of a street, or any part of a street, under subsection (2), it may cause the altered name to be painted or otherwise marked on a conspicuous part of any building or other erection.
- (4) Any person who then wilfully, and without the consent of the local authority, obliterates, defaces, obscures, removes or alters the altered name painted or otherwise marked under subsection (3) is liable to a penalty not exceeding level 1 on the standard scale.
- (5) A local authority within subsection (1)(c) or (d) may exercise the power conferred by section 6(1) of the London Building Acts (Amendment) Act 1939 (assigning of names to streets etc) to make an order altering the name of a street, or any part of a street, in its area only if the alteration has the necessary support.
- (6) An alteration has the necessary support for the purposes of this section only if—
- (a) it has sufficient local support, and
 - (b) where it is an alteration of a specified kind, it has any other support specified as a pre-condition for alterations of that kind.

- (7) Regulations may provide that sufficient local support, or support of a kind specified under subsection (6)(b), can only be established in the way, or in one of the alternative ways, specified in the regulations.
- (8) Regulations under subsection (7) may (amongst other things) –
- (a) make provision enabling a referendum to be held by a local authority, on a question determined by it in accordance with the regulations, for the purposes of establishing whether an alteration has sufficient local support, including provision about the conduct and timing of a referendum and who is entitled to vote; 5
 - (b) provide that, where a local authority holds a referendum in accordance with regulations made by virtue of paragraph (a), the alteration may not be made unless one or both of the following apply – 10
 - (i) a specified percentage or number of those entitled to vote in the referendum exercise that right;
 - (ii) a specified majority of those who vote indicate their support for the alteration; 15
 - (c) provide that, where a local authority has run a process (“the first process”) for the purposes of this section which failed to establish that an alteration of the name of a street (or a part of a street) had sufficient local support, the local authority may not run another such process within a specified period in respect of – 20
 - (i) if the first process related to the name of a whole street, an alteration of the name of the same street or any part of it;
 - (ii) if the first process related to the name of a part of a street (“the original part”), an alteration of the name of the whole street, of the original part or of any other part which includes some or all of the original part. 25
- (9) A local authority must have regard to any guidance published by the Secretary of State about –
- (a) the things to be done before a local authority decides to take steps to establish if an alteration has the necessary support for the purposes of this section; 30
 - (b) the exercise of other functions conferred on a local authority by or under this section.
- (10) No local Act operates to enable a local authority within subsection (1)(a) or (b) to alter the name of a street, or part of a street, in its area. 35
- (11) In this section –
- “regulations” means regulations made by the Secretary of State;
 - “specified” means specified in regulations;
 - “street” has the meaning given by section 48(1) of the New Roads and Street Works Act 1991. 40
- (12) Schedule 5 contains amendments which are consequential on this section.

PART 3

PLANNING

CHAPTER 1

PLANNING DATA

- 78 Power in relation to the processing of planning data** 5
- (1) Regulations made by the Secretary of State under this Chapter (“planning data regulations”) may make provision requiring a relevant planning authority, in processing such of its planning data as is specified or described in the regulations, to comply with any approved data standards which are applicable.
- (2) “Planning data”, in relation to a relevant planning authority, means any information which is provided to, or processed by, the authority – 10
- (a) for the purposes of a function under a relevant planning enactment, or
- (b) for any other purpose relating to planning or development in England.
- (3) “Approved data standards”, in relation to planning data, are such written standards, containing technical specifications or other requirements in relation to the data, or in relation to providing or processing the data, as may be published by the Secretary of State from time to time. 15
- 79 Power in relation to the provision of planning data**
- (1) A relevant planning authority may by publishing a notice require a person, or persons of a particular description, in providing to the authority such planning data as is specified or described in planning data regulations, to provide the data – 20
- (a) in any form and manner, or
- (b) in a particular form and manner, 25
- which complies with any approved data standards which are applicable.
- (2) A relevant planning authority may not impose a requirement under subsection (1) –
- (a) on the Crown,
- (b) on a court or tribunal, or 30
- (c) in relation to the provision of planning data for the purposes of, or in contemplation of, legal proceedings before a court or tribunal.
- (3) If a relevant planning authority imposes a requirement under subsection (1) on a person, provision in a relevant planning enactment does not apply to the extent that it requires or permits the person to provide the planning data to the authority in a form or manner which is inconsistent with the requirement imposed under subsection (1). 35
- (4) Subsections (5) to (7) apply if –

- (a) in providing planning data to a relevant planning authority, a person fails to comply with a requirement imposed under subsection (1), and
 - (b) the authority does not consider that the person has a reasonable excuse for the failure.
- (5) The authority may serve a notice on the person rejecting for such purposes as may be specified in the notice –
 - (a) all or any part of the planning data, and
 - (b) if the authority considers it appropriate to do so, any other information provided with the planning data or any document in or with which the planning data is provided.
- (6) Any planning data, other information or document rejected under subsection (5) is to be treated as not having been provided to the authority for the purposes specified in the notice.
- (7) If the planning data, other information or document is subsequently provided to the authority in a form and manner which complies with the requirement under subsection (1), the authority may treat the planning data, other information or document as having been provided at the time that it would have been provided had it not been rejected under subsection (5).
- (8) Planning data regulations may include provision about how the powers in this section are to be exercised, including provision about –
 - (a) the provision or publication of notices or other documents;
 - (b) the form and content of notices or other documents (and, for these purposes, the regulations may confer a discretion on a relevant planning authority);
 - (c) time limits;
 - (d) any other procedural matters.

80 Power to require certain planning data to be made publicly available

- (1) Planning data regulations may make provision requiring a relevant planning authority to make such of its planning data as is specified or described in the regulations available to the public under an approved open licence.
- (2) The power under subsection (1) does not include power to require a relevant planning authority to make planning data available in breach of –
 - (a) any obligation of confidence owed by the authority, or
 - (b) any other restriction on making the planning data available (however imposed).
- (3) An “approved open licence”, in relation to a planning authority’s planning data, means a licence –
 - (a) which sets out terms and conditions under which the planning data may be used by the public free of charge, and

- (b) which is in such form and has such content as is, for the time being, specified or described in a document published by the Secretary of State.

81 Power to require use of approved planning data software in England

- (1) Planning data regulations may make provision restricting or preventing a relevant planning authority in England from using or creating, or having any right in relation to, planning data software which— 5
- (a) is specified or described in the regulations for the purposes of this subsection, but
- (b) is not approved in writing by the Secretary of State. 10
- (2) “Planning data software” means software which is capable of being used for the purposes of enabling or facilitating the provision of planning data to, or the processing of planning data by, relevant planning authorities.

82 Disclosure of planning data does not infringe copyright in certain cases

- (1) A relevant planning authority that makes planning data available to a person does not, in doing so, infringe copyright if making the data available is necessary for the purposes of enabling or facilitating— 15
- (a) the development of planning data software which is to be submitted for approval under section 81(1), or
- (b) the upgrade, modification or maintenance of, or the provision of technical support in respect of, planning data software which is approved under section 81(1). 20
- (2) The person to whom the planning data is made available does not infringe any copyright by using it for the purpose mentioned in subsection (1) for which it is made available. 25

83 Requirements to consult devolved administrations

- (1) The Secretary of State may only make planning data regulations which contain provision within Scottish devolved competence after consulting the Scottish Ministers.
- (2) Provision is “within Scottish devolved competence” where— 30
- (a) if the provision were included in an Act of the Scottish Parliament, it would be within the legislative competence of that Parliament,
- (b) the provision could be made by the Scottish Ministers, or
- (c) the provision confers a function on, or modifies or removes a function of— 35
- (i) the Scottish Ministers, or
- (ii) a person who exercises a function of a public nature which is exercisable in or as regards Scotland and the exercise of which

- would be within devolved competence (within the meaning of section 54 of the Scotland Act 1998).
- (3) The Secretary of State may only make planning data regulations which contain provision within Welsh devolved competence after consulting the Welsh Ministers. 5
- (4) Provision is “within Welsh devolved competence” where –
- (a) if the provision were included in an Act of Senedd Cymru, it would be within the legislative competence of the Senedd (including any provision that could be made only with the consent of a Minister of the Crown), 10
 - (b) the provision could be made by the Welsh Ministers, or
 - (c) the provision confers a function on, or modifies or removes a function of –
 - (i) the Welsh Ministers,
 - (ii) a devolved Welsh authority within the meaning of the Government of Wales Act 2006 (see section 157A of that Act), or 15
 - (iii) a person who exercises a function of a public nature which is exercisable in or as regards Wales and could be conferred by provision falling within the legislative competence of Senedd Cymru (see section 108A of that Act). 20
- (5) The Secretary of State may only make planning data regulations which contain provision within Northern Ireland devolved competence after consulting a Northern Ireland department.
- (6) Provision is within “Northern Ireland devolved competence” where – 25
- (a) the provision –
 - (i) would be within the legislative competence of the Northern Ireland Assembly, if contained in an Act of that Assembly, and
 - (ii) would not, if contained in a Bill for an Act of the Northern Ireland Assembly, result in the Bill requiring the consent of the Secretary of State, 30
 - (b) the provision could be made by a Northern Ireland department, or
 - (c) the provision confers a function on, or modifies or removes a function of –
 - (i) a Northern Ireland department, or 35
 - (ii) a person who exercises a function of a public nature which is exercisable in or as regards Northern Ireland and could be conferred by provision falling within paragraph (a).
- (7) In this section “Minister of the Crown” has the same meaning as in the Ministers of the Crown Act 1975. 40

84 Interpretation of Chapter

In this Chapter –

-
- “approved data standards” has the meaning given in section 78(3);
- “planning data” has the meaning given in section 78(2);
- “planning data regulations” has the meaning give in section 78(1);
- “planning data software” has the meaning given in section 81(2);
- “process”, in relation to information, means to perform an operation or set of operations on information, or on sets of information, such as – 5
- (a) collection, recording, organisation, structuring or storage,
 - (b) adaptation or alteration,
 - (c) retrieval, consultation or use,
 - (d) disclosure by transmission, dissemination or otherwise making available, 10
 - (e) alignment or combination, or
 - (f) restriction, erasure or destruction;
- “provided” includes submitted, issued, served, notified and published (and related expressions are to be construed accordingly); 15
- “public authority” means any person certain of whose functions are of a public nature;
- “relevant planning authority” means –
- (a) a local planning authority (within the meaning given in section 15LH of PCPA 2004), 20
 - (b) a minerals and waste planning authority (within the meaning given in section 15LH of PCPA 2004),
 - (c) a hazardous substances authority (within the meaning given in the Hazardous Substances Act) in relation to land in England,
 - (d) a combined authority established under section 103 of the Local Democracy, Economic Development and Construction Act 2009, 25
 - (e) a combined county authority established under section 7 of this Act,
 - (f) the Greater London Authority,
 - (g) the Mayor of London, 30
 - (h) a Mayoral development corporation in relation to which a decision of the Mayor under any of subsections (2) to (5) of section 202 of the Localism Act 2011 has effect,
 - (i) an urban development corporation established, for an area in England, under section 135 of the Local Government, Planning and Land Act 1980, 35
 - (j) a development corporation established, in relation to a site in England, under section 3 of the New Towns Act 1981,
 - (k) the Secretary of State when exercising a function under a relevant planning enactment, 40
 - (l) a Panel or person who, pursuant to a decision of the Secretary of State under section 61(2) of the Planning Act 2008, is to handle an application for an order granting development consent,

- (m) a public authority that has functions under Part 6 of this Act, or
 - (n) any other public authority prescribed by planning data regulations that has functions relating to—
 - (i) planning or development in England, or 5
 - (ii) nationally significant infrastructure projects (within the meaning given in the Planning Act 2008);
- “relevant planning enactment” means any enactment comprised in or made under—
- (a) the Local Government, Planning and Land Act 1980, so far as relating to planning or development in England, 10
 - (b) the New Towns Act 1981, so far as relating to planning or development in England,
 - (c) TCPA 1990,
 - (d) the Listed Buildings Act, 15
 - (e) the Hazardous Substances Act,
 - (f) the Planning (Consequential Provisions) Act 1990,
 - (g) Part 8 of GLAA 1999,
 - (h) PCPA 2004,
 - (i) the Planning Act 2008, 20
 - (j) the Localism Act 2011, so far as relating to planning or development in England,
 - (k) this Part or Part 4 or 6 of this Act, or
 - (l) any other enactment prescribed by planning data regulations to the extent that it confers functions on a public authority relating to— 25
 - (i) planning or development in England, or
 - (ii) nationally significant infrastructure projects (within the meaning given in the Planning Act 2008).

CHAPTER 2 30

DEVELOPMENT PLANS ETC

Development plans and national policy

85 Development plans: content

- (1) Section 38 of PCPA 2004 (development plan) is amended as follows.
- (2) In subsection (1), for “(2)” substitute “(2A)”. 35
- (3) For subsections (2) and (3) substitute—
 - “(2A) For the purposes of any area in England the development plan is—
 - (a) each spatial development strategy that is operative in relation to that area,

-
- (b) each local plan which has effect in relation to that area,
 - (c) each minerals and waste plan which has effect in relation to that area,
 - (d) each supplementary plan which has effect in relation to that area, 5
 - (e) each neighbourhood development plan which has been made in relation to that area, and
 - (f) each policies map for that area.”
- (4) For subsection (9) substitute –
- “(9A) In subsection (2A) – 10
- (a) “spatial development strategy”, “local plan”, “minerals and waste plan” and “supplementary plan” have the same meaning as in Part 2 (see, in particular, section 15LH), and
 - (b) policies map must be construed in accordance with section 15LD.” 15

86 Role of development plan and national policy in England

- (1) Section 38 of PCPA 2004 (development plan) is amended as follows.
- (2) After subsection (5) insert –
- “(5A) For the purposes of any area in England, subsections (5B) and (5C) apply if, for the purposes of any determination to be made under the planning Acts, regard is to be had to – 20
- (a) the development plan, and
 - (b) any national development management policies.
- (5B) Subject to subsections (5) and (5C), the determination must be made in accordance with the development plan and any national development management policies, unless material considerations strongly indicate otherwise. 25
- (5C) If to any extent the development plan conflicts with a national development management policy, the conflict must be resolved in favour of the national development management policy.” 30
- (3) In subsection (6), for “If” substitute “For the purposes of any area in Wales, if”.
- (4) After subsection (9A) (inserted by section 85(4) of this Act) insert –
- “(9B) National development management policy must be construed in accordance with section 38ZA.” 35
- (5) Schedule 6 amends various Acts relating to planning so that they provide that, in making a determination, regard is to be had to the development plan and any national development management policies.

87 National development management policies: meaning

After section 38 of PCPA 2004 insert –

“38ZA Meaning of “national development management policy”

- (1) A “national development management policy” is a policy (however expressed) of the Secretary of State in relation to the development or use of land in England, or any part of England, which the Secretary of State by direction designates as a national development management policy. 5
- (2) The Secretary of State may –
 - (a) revoke a direction under subsection (1); 10
 - (b) modify a national development management policy.
- (3) Before making or revoking a direction under subsection (1), or modifying a national development management policy, the Secretary of State must ensure that such consultation with, and participation by, the public or any bodies or persons (if any) as the Secretary of State thinks appropriate takes place.” 15

Spatial development strategy for London

88 Contents of the spatial development strategy

- (1) Section 334 of GLAA 1999 (the spatial development strategy) is amended as follows. 20
- (2) For subsections (2) to (6) substitute –
 - “(2A) The spatial development strategy must include a statement of the Mayor’s policies (however expressed), in relation to the development and use of land in Greater London, which are –
 - (a) of strategic importance to Greater London, and 25
 - (b) designed to achieve objectives that relate to the particular characteristics or circumstances of Greater London.
 - (2B) The spatial development strategy may specify or describe infrastructure the provision of which the Mayor considers to be of strategic importance to Greater London for the purposes of –
 - (a) supporting or facilitating development in Greater London, 30
 - (b) mitigating, or adapting to, climate change, or
 - (c) promoting or improving the economic, social or environmental well-being of Greater London.
 - (2C) The spatial development strategy may specify or describe affordable housing the provision of which the Mayor considers to be of strategic importance to Greater London. 35
 - (2D) For the purposes of subsections (2A) to (2C) a matter –

-
- (a) may be of strategic importance to Greater London if it does not affect the whole area of Greater London, but
- (b) is not to be regarded as being of strategic importance to Greater London, unless it is of strategic importance to more than one London borough. 5
- (2E) The Secretary of State may, by regulations under section 343 below, prescribe further matters the spatial development strategy may, or must, deal with.”
- (3) After subsection (8) insert –
- “(9) The spatial development strategy must be designed to secure that the use and development of land in Greater London contribute to the mitigation of, and adaption to, climate change. 10
- (10) The spatial development strategy must not –
- (a) include anything that is not permitted or required by or under subsections (2A) to (8), 15
- (b) specify particular sites where development should take place, or
- (c) be inconsistent with or (in substance) repeat any national development management policy.”
- 89 Adjustment of terminology 20**
- (1) In section 337 of GLAA 1999 (publication of spatial development strategy) –
- (a) for the heading substitute “Adoption.”;
- (b) in subsection (1), for “publish” substitute “adopt”;
- (c) after that subsection insert –
- “(1A) The Mayor adopts the strategy by publishing it together with a statement that it has been adopted.”; 25
- (d) in subsection (2), for “published” substitute “adopted”;
- (e) in subsection (4), for “published”, in both places it occurs, substitute “adopted”;
- (f) in subsection (5), for “publication” substitute “adoption”; 30
- (g) in subsection (6), for “published” substitute “adopted”;
- (h) in subsection (7), for “publish” substitute “adopt”;
- (i) in subsection (8), for “publish” substitute “adopt”;
- (j) in subsection (9), for “published” substitute “adopted”.
- (2) Also in GLAA 1999 – 35
- (a) in section 41(1)(c), for “published” substitute “adopted”;
- (b) in section 43(5)(a), for “published”, in both places it occurs, substitute “adopted”;
- (c) in section 334(1), for “publish” substitute “adopt”;
- (d) in section 336 – 40

- (i) in subsection (1), for “publishes” substitute “adopts”;
 - (ii) in subsection (4), for “publish” substitute “adopt”;
 - (e) in section 338(1), for “publishing” substitute “adopting”;
 - (f) in section 341 –
 - (i) in subsection (1), for “publish” substitute “adopt”; 5
 - (ii) in subsection (2), for “publish” substitute “adopt”;
 - (iii) in subsection (3), for “publication”, in both places it occurs, substitute “adoption”;
 - (g) in section 343(1)(c), after “publication,” insert “adoption.”.
- (3) In section 74(1C)(b) of TCPA 1990, for “published” substitute “adopted”. 10
- (4) Any reference in an enactment to a strategy, or alteration or replacement of a strategy, adopted under Part 8 of GLAA 1999 (or the adoption of it) includes reference to a strategy, alteration or replacement published under that Part before this section comes into force (or the publication of it).

Local planning 15

90 Plan making

Schedule 7 contains provision for, and in connection with, joint spatial development strategies, local plans, minerals and waste plans and supplementary plans.

Neighbourhood planning 20

91 Contents of a neighbourhood development plan

- (1) Section 38B of PCPA 2004 (provision that may be made by neighbourhood development plans) is amended as follows.
- (2) Before subsection (1) insert –
- “(A1) A neighbourhood development plan may include – 25
- (a) policies (however expressed) in relation to the amount, type and location of, and timetable for, development in the neighbourhood area in the period for which the plan has effect;
 - (b) other policies (however expressed) in relation to the use or development of land in the neighbourhood area which are designed to achieve objectives that relate to the particular characteristics or circumstances of that area, any part of that area or one or more specific sites in that area; 30
 - (c) details of any infrastructure requirements, or requirements for affordable housing, to which development in accordance with the policies, included in the plan under paragraph (a) or (b), would give rise; 35

-
- (d) requirements with respect to design that relate to development, or development of a particular description, throughout the neighbourhood area, in any part of that area or at one or more specific sites in that area, which the qualifying body considers should be met for planning permission for the development to be granted.” 5
- (3) After subsection (2A) insert—
- “(2B) So far as the qualifying body considers appropriate, having regard to the subject matter of the neighbourhood development plan, the plan must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaption to, climate change. 10
- (2C) The neighbourhood development plan must not—
- (a) include anything that is not permitted or required by or under subsections (A1) to (2A) or regulations under subsection (4), or 15
- (b) be inconsistent with or (in substance) repeat any national development management policy.”
- (4) In subsection (4)(b), after “requiring” insert “or permitting”.
- 92 Neighbourhood development plans and orders: basic conditions 20**
- (1) In paragraph 8(2) of Schedule 4B to TCPA 1990 (basic conditions for making neighbourhood development order or neighbourhood plan)—
- (a) for paragraph (e) substitute—
- “(ea) the making of the order would not have the effect of preventing development from taking place which— 25
- (i) is proposed in the development plan for the area of the authority (or any part of that area), and
- (ii) if it took place, would provide housing;”
- (b) after paragraph (f) (but before the “and” at the end of that paragraph) insert— 30
- “(fa) any requirements imposed in relation to the order by or under Part 6 of the Levelling-up and Regeneration Act 2023 (environmental outcomes reports) have been complied with.”
- (2) In section 38C(5) of PCPA 2004 (neighbourhood development plans: modifications of Schedule 4B to TCPA 1990), in paragraph (d), for the words from “if” to the end substitute “if— 35
- (i) sub-paragraphs (2)(b) and (c) were omitted,

(ii) in sub-paragraph (2), for paragraph (ea) there were substituted –

“(ea) the making of the neighbourhood development plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made;”, and

(iii) sub-paragraphs (3) to (5) were omitted.”

Requirement to assist with plan making

93 Requirement to assist with certain plan making

In Part 3 of PCPA 2004 (development), after section 39 (sustainable development) insert –

“Assistance with certain parts of development plan etc

39A Power to require assistance with certain plan making

- (1) Subsection (2) applies if a plan-making authority notifies a prescribed public body in writing that the authority requires the body, under this section, to assist the authority in relation to the preparation or revision of a relevant plan by the authority.
- (2) The prescribed public body must do everything that the plan-making authority reasonably requires of the body to assist the authority in relation to the preparation or revision of the relevant plan.
- (3) The Secretary of State may by regulations make provision as to –
 - (a) what a plan-making authority must, may or may not require a prescribed public body to do under subsection (2);
 - (b) the procedure to be followed in doing anything under this section;
 - (c) the determination of the time by or at which anything must be done under this section;
 - (d) the form and content of a notification under subsection (1) or of any other document or information provided under this section.
- (4) A “plan-making authority” is a body which, or other person who, is to prepare or revise (whether acting alone or jointly) a relevant plan.
- (5) Each of the following is a “relevant plan” –
 - (a) a local plan, a minerals and waste plan, a supplementary plan or policies map under Part 2;

-
- (b) a spatial development strategy under Part 8 of the Greater London Authority Act 1999 or Part 2 of this Act;
- (c) an infrastructure delivery strategy under Part 10A of the Planning Act 2008;
- (d) a marine plan under the Marine and Coastal Access Act 2009 for the English inshore region, the English offshore region or any part of either of those regions. 5
- (6) A “prescribed public body” is a body which, or other person who, is prescribed or of a prescribed description and certain of whose functions are of a public nature. 10
- (7) References in this section to the preparation or revision of a relevant plan include any activities that could reasonably be considered to prepare the way for the preparation or revision of the plan.
- (8) In this section –
- “the English inshore region” and “the English offshore region” have the same meaning as in the Marine and Coastal Access Act 2009; 15
- “revision”, in relation to a relevant plan, includes any alteration, amendment, replacement or other modification (and related expressions are to be read accordingly).” 20

Minor and consequential amendments

94 Minor and consequential amendments in connection with Chapter 2

Schedule 8 contains minor and consequential amendments in connection with Chapter 2.

CHAPTER 3

25

HERITAGE

95 Regard to certain heritage assets in exercise of planning functions

- (1) After section 58A of TCPA 1990 insert –

“Regard to certain heritage assets

58B Duty of regard to certain heritage assets in granting permissions

30

- (1) In considering whether to grant planning permission or permission in principle for the development of land in England which affects a relevant asset or its setting, the local planning authority or (as the case may be) the Secretary of State must have special regard to the desirability of preserving or enhancing the asset or its setting. 35

- (2) For the purposes of subsection (1), preserving or enhancing a relevant asset or its setting includes preserving or enhancing any feature, quality or characteristic of the asset or setting that contributes to the significance of the asset.
- (3) For the purposes of this section –
- (a) anything within an entry in the first column of the following table is a “relevant asset”, and
 - (b) “significance”, in relation to a relevant asset, has the meaning given by the corresponding entry in the second column of the table.

5

10

TABLE

“relevant asset”	“significance”	
a scheduled monument within the meaning of the Ancient Monuments and Archaeological Areas Act 1979 (see section 1(11) of that Act)	the national importance referred to in section 1(3) of that Act	15
a garden or other area of land included in a register maintained by the Historic Buildings and Monuments Commission for England under section 8C of the Historic Buildings and Ancient Monuments Act 1953	the special historic interest referred to in subsection (1) of that section	20
a site designated as a restricted area under section 1 of the Protection of Wrecks Act 1973	the historical, archaeological or artistic importance referred to in subsection (1)(b) of that section	25
a World Heritage Site (that is to say, a property appearing on the World Heritage List kept under paragraph (2) of article 11 of the UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage adopted at Paris on 16 November 1972)	the outstanding universal value referred to in that paragraph	30
		35

- (4) The reference in subsection (1) to a local planning authority includes the Mayor of London in relation to the grant of planning permission by Mayoral development order.

40

- (5) Nothing in this section applies in relation to neighbourhood development orders (except as provided in Schedule 4B) or street vote development orders (except as provided by SVDO regulations within the meaning given by section 61QM).”
- (2) In paragraph 8 of Schedule 4B to TCPA 1990 (matters to be considered in examining draft neighbourhood development order) – 5
- (a) in sub-paragraph (2) –
- (i) in paragraph (b), after “preserving” insert “or enhancing”;
- (ii) after paragraph (c) insert –
- “(ca) having special regard to the desirability of preserving or enhancing anything that is a relevant asset for the purposes of section 58B or its setting, it is appropriate to make the order;” 10
- (b) after sub-paragraph (4) insert –
- “(4A) Sub-paragraph (2)(ca) applies in relation to anything that is a relevant asset for the purposes of section 58B only in so far as the order grants planning permission for development that affects the asset or its setting. 15
- (4B) Subsections (2) and (3)(b) of section 58B apply for the purposes of sub-paragraphs (2)(ca) and (4A) as they apply for the purposes of that section.” 20
- (3) In section 16 of the Listed Buildings Act (decisions on applications for listed building consent), after subsection (2) insert –
- “(2A) In relation to a listed building in England, “preserving” in subsection (2) is to be read as “preserving or enhancing”.” 25
- (4) In section 66 of the Listed Buildings Act (duty to have regard to listed buildings in the exercise of certain planning functions) –
- (a) after subsection (1) insert –
- “(1A) The reference in subsection (1) to a local planning authority includes the Mayor of London in relation to the grant of planning permission by Mayoral development order.”; 30
- (b) after subsection (2) insert –
- “(2A) In relation to development in England, or the exercise of powers in England, “preserving” in subsection (1) or (2) is to be read as “preserving or enhancing”.” 35

96 Temporary stop notices in relation to listed buildings

- (1) The Listed Buildings Act is amended as follows.

(2) After section 44A insert—

“44AA Temporary stop notices in England

- (1) This section applies where it appears to a local planning authority in England that—
- (a) works have been or are being executed to a listed building in their area, and 5
 - (b) the works are such as to involve a contravention of section 9(1) or (2).
- (2) The authority may issue a temporary stop notice if, having regard to the effect of the works on the character of the building as one of special architectural or historic interest, they consider it is expedient that the works (or part of them) be stopped immediately. 10
- (3) A temporary stop notice must be in writing and must—
- (a) specify the works in question,
 - (b) prohibit execution of the works (or so much of them as is specified in the notice), 15
 - (c) set out the authority’s reasons for issuing the notice, and
 - (d) include a statement of the effect of section 44AB.
- (4) A temporary stop notice may be served on a person who appears to the authority— 20
- (a) to be executing the works or causing them to be executed,
 - (b) to have an interest in the building, or
 - (c) to be an occupier of the building.
- (5) The authority must display a copy of the notice on the building; and the copy must specify the date on which it is first displayed. 25
- (6) A temporary stop notice takes effect when the copy of it is first displayed in accordance with subsection (5).
- (7) A temporary stop notice ceases to have effect—
- (a) at the end of the period of 56 days beginning with the day on which the copy of it is first displayed in accordance with subsection (5), or 30
 - (b) if the notice specifies a shorter period beginning with that day, at the end of that period.
- (8) But if the authority withdraws the notice before the time when it would otherwise cease to have effect under subsection (7), the notice ceases to have effect on its withdrawal. 35
- (9) A local planning authority may not issue a subsequent temporary stop notice in relation to the same works unless the authority have, since issuing the previous notice, taken other enforcement action in relation to the contravention referred to in subsection (1)(b). 40

- (10) The reference in subsection (9) to taking other enforcement action includes a reference to obtaining an injunction under section 44A.
- (11) A temporary stop notice does not prohibit the execution of works of such description, or the execution of works in such circumstances, as the Secretary of State may by regulations prescribe. 5

44AB Temporary stop notices in England: offence

- (1) A person is guilty of an offence if the person contravenes, or causes or permits a contravention of, a temporary stop notice—
- (a) which has been served on the person under section 44AA(4),
or 10
 - (b) a copy of which has been displayed in accordance with section 44AA(5).
- (2) An offence under this section may be charged by reference to a day or to some longer period; and accordingly, a person may, in relation to the same temporary stop notice, be convicted of more than one offence under this section by reference to different periods. 15
- (3) In proceedings against a person for an offence under this section, it is a defence for the person to show that the person did not know, and could not reasonably have been expected to know, of the existence of the temporary stop notice. 20
- (4) In proceedings against a person for an offence under this section, it is also a defence for the person to show—
- (a) that works to the building were urgently necessary in the interests of safety or health or for the preservation of the building, 25
 - (b) that it was not practicable to secure safety or health or, as the case may be, the preservation of the building by works of repair or works for affording temporary support or shelter,
 - (c) that the works carried out were limited to the minimum measures immediately necessary, and 30
 - (d) that notice in writing justifying in detail the carrying out of the works was given to the local planning authority as soon as reasonably practicable.
- (5) A person guilty of an offence under this section is liable on summary conviction, or on conviction on indictment, to a fine. 35
- (6) In determining the amount of a fine to be imposed on a person convicted under this section, the court must in particular have regard to any financial benefit which has accrued or appears likely to accrue to the person in consequence of the offence.

44AC Temporary stop notices in England: compensation

- (1) A person who, on the day when a temporary stop notice is first displayed in accordance with section 44AA(5), has an interest in the building is, on making a claim to the local planning authority within the prescribed time and in the prescribed manner, entitled to be paid compensation by the authority in respect of any loss or damage directly attributable to the effect of the notice. 5
- (2) But subsection (1) applies only if—
- (a) the works specified in the notice are not such as to involve a contravention of section 9(1) or (2), or 10
 - (b) the authority withdraws the notice other than following the grant of listed building consent, after the day mentioned in subsection (1), which authorises the works.
- (3) The loss or damage in respect of which compensation is payable under this section includes a sum payable in respect of a breach of contract caused by the taking of action necessary to comply with the notice. 15
- (4) No compensation is payable under this section in the case of loss or damage suffered by a claimant if—
- (a) the claimant was required to provide information under a relevant provision, and 20
 - (b) the loss or damage could have been avoided if the claimant had provided the information or had otherwise co-operated with the planning authority when responding to the notice.
- (5) In subsection (4)(a), each of the following is a relevant provision—
- (a) section 16 of the Local Government (Miscellaneous Provisions) Act 1976, and 25
 - (b) section 330 of the principal Act.”
- (3) In section 31 (general provisions as to compensation for depreciation under Part 1 of the Act), in subsection (2), after “29” insert “, 44AC”.
- (4) In the heading of section 44B (temporary stop notices in relation to listed buildings in Wales), at the end insert “in Wales”. 30
- (5) In section 44C (offence in relation to temporary stop notices in Wales)—
- (a) in the heading, after “notices” insert “in Wales”;
 - (b) in subsection (1)(a), after “person” insert “under section 44B(4)”.
- (6) In the heading of section 44D (compensation in relation to temporary stop notices in Wales), after “notices” insert “in Wales”. 35
- (7) In section 45 (concurrent enforcement functions in London of the Historic Buildings and Monuments Commission)—
- (a) after “43” insert “and 44AA to 44AC”;
 - (b) after “those provisions” insert “, and in any provision of this Act referring to anything done under those provisions,”. 40

-
- (8) In section 46 (concurrent enforcement functions of the Secretary of State) –
- (a) after subsection (1) insert –
- “(1A) If it appears to the Secretary of State to be expedient that a temporary stop notice should be issued in respect of any land in England, the Secretary of State may issue such a notice.”; 5
- (b) in subsection (2), after “(1)” insert “or (1A)”;
- (c) after subsection (3) insert –
- “(3A) A temporary stop notice issued by the Secretary of State shall have the same effect as a notice issued by the local planning authority under section 44AA.” 10
- (9) In section 82A(2) (exceptions from Crown application), after paragraph (f) insert –
- “(fza) section 44AB;”.
- (10) In section 88 (rights of entry) –
- (a) after subsection (3) insert – 15
- “(3ZA) Any person duly authorised in writing by the Secretary of State, a local planning authority in England or, where the authorisation relates to a building situated in Greater London, the Commission may at any reasonable time enter any land for any of the following purposes – 20
- (a) securing the display of a temporary stop notice issued under section 44AA;
- (b) ascertaining whether a temporary stop notice issued under that section is being complied with;
- (c) considering any claim for compensation under section 44AC.”; 25
- (b) in subsection (3A) –
- (i) in paragraph (a), for “(see section 44B)” substitute “issued under section 44B”;
- (ii) in paragraph (b), after “notice” insert “issued under that section”; 30
- (c) in subsection (4), after “29” insert “, 44AC”.
- (11) In section 88B (supplementary provision about rights of entry), after subsection (1) insert –
- “(1ZA) Subsection (1) does not apply to a person authorised under section 88(3ZA) who intends to enter the land for either of the purposes mentioned in paragraphs (a) and (b) of that subsection.” 35
- (12) In Schedule 2 (lapse of building preservation notices) –
- (a) in paragraph 2, after “43” insert “, 44AB”;

- (b) after paragraph 4 insert—
 - “4A Any temporary stop notice served under section 44AA(4) by the local planning authority with respect to the building while the building preservation notice was in force ceases to have effect.”; 5
- (c) in paragraph 5, after “served” insert “under section 44B(4)”. 5

97 Urgent works to listed buildings: occupied buildings and recovery of costs

- (1) The Listed Buildings Act is amended as follows.
- (2) In section 54 (urgent works to preserve listed buildings)—
 - (a) omit subsection (4); 10
 - (b) in subsection (5A), omit “in Wales”;
 - (c) after subsection (7) insert—
 - “(8) Section 6 of the Local Land Charges Act 1975 (general charge registrable pending specific charge) applies in relation to expenditure incurred in executing works under this section as if— 15
 - (a) the Commission and the Secretary of State were local authorities, and
 - (b) the giving of a notice under section 55 were the making of an order.” 20
- (3) In section 55 (recovery of expenses of urgent works)—
 - (a) after subsection (2) insert—
 - “(2A) A notice given under subsection (2) in relation to a building in England is a local land charge.”;
 - (b) in subsection (5A)— 25
 - (i) after “Where” insert “the Secretary of State or”;
 - (ii) after “local authority” insert “or the Commission”;
 - (c) in subsection (5B)—
 - (i) for the words from “In” to “when the” substitute “As from the time when a”; 30
 - (ii) for “the Welsh Ministers may prescribe” substitute “may be prescribed”;
 - (d) after subsection (5B) insert—
 - “(5BA) An order under subsection (5B) may be made— 35
 - (a) by the Secretary of State, in relation to buildings in England;
 - (b) by the Welsh Ministers, in relation to buildings in Wales.”;
 - (e) in subsection (5C), for “that time” substitute “the time mentioned in subsection (5B)”; 40

(f) after subsection (5G) insert—

“(5H) If, after a notice is given under subsection (2) in relation to a building in England, there is a change in the owner of the building, a fresh notice may be given to the new owner at any time before the first notice becomes operative (and the provisions of this section apply again in relation to the fresh notice).

5

(5I) If a notice is given to the new owner under subsection (5H), the first notice referred to in that subsection ceases to have effect.”

10

98 Removal of compensation for building preservation notice

- (1) In section 29 of the Listed Buildings Act (compensation for loss or damage caused by service of building preservation notice where building not listed)—
 - (a) in the heading, after “damage” insert “in Wales”;
 - (b) omit subsection (1);
 - (c) in subsection (1A), omit “also”.
- (2) The amendments made by subsection (1) do not apply in relation to a building preservation notice that has come into force before that subsection comes into force.

15

CHAPTER 4

20

GRANT AND IMPLEMENTATION OF PLANNING PERMISSION

99 Street votes

- (1) TCPA 1990 is amended in accordance with subsections (2) to (7).
- (2) After section 61Q (community right to build orders) insert—

“Street vote development orders

25

61QA Street vote development orders

- (1) A process may be initiated by or on behalf of a qualifying group for the purpose of requiring the Secretary of State to make a street vote development order.
- (2) A “street vote development order” is an order which grants planning permission in relation to a particular street area specified in the order—
 - (a) for development specified in the order, or
 - (b) for development of any description or class specified in the order.

30

61QB Qualifying groups

- (1) A “qualifying group”, in relation to a street vote development order, is a group of individuals—
- (a) each of whom on the prescribed date meet the conditions in subsection (2), and 5
 - (b) comprised of at least—
 - (i) the prescribed number, or
 - (ii) the prescribed proportion of persons of a prescribed description.
- (2) The conditions are that the individual— 10
- (a) is entitled to vote in—
 - (i) an election of any councillors of a relevant council any of whose area is in the street area that the street vote development order would relate to, or
 - (ii) where any of the street area falls within the City of London, an Authority election, 15
 - (b) has a qualifying address for that election which is in the street area that the street vote development order would relate to, and
 - (c) does not have an anonymous entry in the register of local government electors. 20
- (3) A “relevant council” means—
- (a) a district council,
 - (b) a London borough council,
 - (c) a metropolitan district council, or 25
 - (d) a county council in relation to any area in England for which there is no district council.
- (4) For the purposes of this section—
- (a) “anonymous entry” is to be construed in accordance with section 9B of the Representation of the People Act 1983; 30
 - (b) “Authority election” has the meaning given by section 203(1) of the Representation of the People Act 1983;
 - (c) the Inner Temple and the Middle Temple are to be treated as forming part of the City of London;
 - (d) “qualifying address” has the meaning given by section 9 of the Representation of the People Act 1983. 35

61QC Meaning of “street area”

- (1) A “street area” means an area in England—
- (a) which is of a prescribed description, and
 - (b) no part of which is within an excluded area. 40
- (2) An “excluded area” means—

-
- (a) a National Park or the Broads;
 - (b) an area comprising a world heritage property and its buffer zone as identified in accordance with the Operational Guidelines for the Implementation of the World Heritage Convention as published from time to time; 5
 - (c) an area notified as a site of special scientific interest under section 28 of the Wildlife and Countryside Act 1981;
 - (d) an area designated as an area of outstanding natural beauty under section 82 of the Countryside and Rights of Way Act 2000; 10
 - (e) an area identified as green belt land, local green space or metropolitan open land in a development plan;
 - (f) a European site within the meaning given by regulation 8 of the Conservation of Habitats and Species Regulations 2017 (S.I. 2017/1012). 15
- (3) The Secretary of State may by regulations amend subsection (2) so as to add to or amend the list of excluded areas or to remove an excluded area.
- (4) In this section, “a world heritage property” means a property appearing on the World Heritage List (published in accordance with Article 11 of the UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage adopted on 16 November 1972). 20

61QD Process for making street vote development orders

- (1) The Secretary of State must make regulations (“SVDO regulations”) which make provision about the preparation and making of a street vote development order. 25
- (2) SVDO regulations must, in particular, make provision—
- (a) for the appointment by the Secretary of State of a person to —
 - (i) handle proposals made under section 61QA(1) (“street vote proposals”) or specified aspects of those proposals, 30
 - (ii) carry out the independent examination of such proposals, and
 - (iii) to make street vote development orders on the Secretary of State’s behalf,
 (and for the above purposes the same or different persons may be appointed); 35
 - (b) as to the circumstances in which a street vote development order may be made and in particular must make provision requiring a referendum under section 61QE to be held before an order may be made. 40
- (3) SVDO regulations may, in particular, include provision as to—

- (a) the functions of a qualifying group in relation to a street vote proposal and how those functions are to be discharged (including provision for a member of the group or another prescribed person to be responsible for discharging them);
- (b) the form and content of a street vote proposal; 5
- (c) the information and documents (if any) which must accompany a street vote proposal;
- (d) the circumstances and the way in which a proposal may be withdrawn;
- (e) the steps that must be taken, and the conditions that must be met, before a proposal falls to be considered by an appointed person; 10
- (f) the circumstances in which an appointed person may or must decline to consider or reject a proposal;
- (g) the steps that must be taken, and the conditions that must be met, before a proposal falls to be independently examined; 15
- (h) the functions of the independent examination in relation to the proposal;
- (i) the circumstances in which an appointed person may terminate the independent examination (including provision as to the procedure for doing so); 20
- (j) the procedure to be followed at an examination (including provision regarding the procedure to be followed at any hearing or inquiry or provision designating the hearing or inquiry as a statutory inquiry for the purposes of section 9 of the Tribunals and Inquiries Act 1992); 25
- (k) the power to summons witnesses at any inquiry (including by applying, with or without modifications, section 250(3) and (4) of the Local Government Act 1972);
- (l) the award of costs in connection with an examination; 30
- (m) the steps to be taken following the independent examination (including provision for prescribed modifications to be made to the draft street vote development order);
- (n) the payment by a local planning authority of remuneration and expenses relating to the examination; 35
- (o) the functions of local planning authorities, or other authorities, in connection with street vote development orders (including provision regulating the arrangements of authorities for the discharge of those functions);
- (p) cases where there are two or more local planning authorities any of whose area falls within the area of the street area that the proposal relates to (including provision modifying functions of the local planning authorities under the regulations in such cases or provision applying, with or without modifications, any provision of Part 6 of the Local Government Act 1972 in cases where the provision would not otherwise apply); 40
45

- (q) requirements about the giving of notice and publicity;
- (r) the information and documents that are to be made available to the public;
- (s) consultation with and participation by the public or prescribed persons; 5
- (t) the making and consideration of representations;
- (u) the determination of the time by or at which anything must be done in connection with street vote development orders;
- (v) the provision by any person of prescribed information or documents or prescribed descriptions of information or documents in connection with a street vote development order; 10
- (w) the making of reasonable charges for anything done in connection with street vote development orders;
- (x) when a court may entertain proceedings for questioning prescribed decisions to act or any other prescribed matter. 15

61QE Referendums

- (1) SVDO regulations may make provision about referendums held in connection with street vote development orders and may, in particular, include provision –
 - (a) as to the circumstances in which an appointed person or the Secretary of State may direct relevant councils to carry out a referendum in relation to a street vote development order; 20
 - (b) the functions of such councils in relation to the referendum;
 - (c) dealing with any case where there are two or more relevant councils any of whose area falls within the area in which a referendum is to take place (including provision for only one council to carry out functions in relation to the referendum in such a case); 25
 - (d) prescribing a date by which the referendum must be held or before which it cannot be held; 30
 - (e) as to the question to be asked in the referendum and any explanatory material in relation to that question;
 - (f) as to voter eligibility for the referendum;
 - (g) as to the publicity to be given in connection with the referendum; 35
 - (h) as to the provision of prescribed information to voters in connection with the referendum (including information about any infrastructure levy or community infrastructure levy which is chargeable in respect of development under a street vote development order); 40
 - (i) about the limitation of expenditure in connection with the referendum;
 - (j) as to the conduct of the referendum;

- (k) as to when, where and how voting in the referendum is to take place;
 - (l) as to how the votes cast are to be counted;
 - (m) about certification as to the number of persons voting in the referendum and as to the number of those persons voting in favour of a street vote development order; 5
 - (n) about the combination of polls at the referendum with polls at another referendum or at any election;
 - (o) as to the threshold of votes that must be met before a street vote development order may be made. 10
- (2) For the purposes of making provision within subsection (1), SVDO regulations may apply or incorporate (with or without modifications) any provision made by or under any enactment relating to elections or referendums.
- (3) But where the regulations apply or incorporate (with or without modifications) any provision that creates an offence, the regulations may not impose a penalty greater than is provided for in respect of that provision. 15
- (4) Before making provision within this section, the Secretary of State must consult the Electoral Commission. 20
- (5) In this section “enactment” means an enactment, whenever passed or made.

61QF Regulations: general provision

SVDO regulations may –

- (a) provide for exemptions (including exemptions which are subject to prescribed conditions); 25
- (b) confer a function, including a function involving the exercise of a discretion, on any person.

61QG Provision that may be made by a street vote development order

- (1) A street vote development order may make provision in relation to – 30
- (a) all land in the street area specified in the order,
 - (b) any part of that land, or
 - (c) a site in that area specified in the order.
- (2) A street vote development order may only provide for the granting of planning permission for any development that – 35
- (a) is prescribed development or development of a prescribed description or class,
 - (b) is not excluded development, and
 - (c) satisfies any further prescribed conditions.

- (3) A street vote development order may make different provision for different purposes.

61QH Meaning of “excluded development”

- (1) The following development is excluded development for the purposes of section 61QG(2)(b) – 5
- (a) development of a scheduled monument within the meaning given by section 1(11) of the Ancient Monuments and Archaeological Areas Act 1979;
 - (b) Schedule 1 development as defined by regulation 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (S.I. 2017/571); 10
 - (c) development that consists (whether wholly or partly) of a nationally significant infrastructure project (within the meaning of the Planning Act 2008);
 - (d) development of a listed building within the meaning given by section 1(5) of the Planning (Listed Buildings and Conservation) Areas Act 1990; 15
 - (e) development consisting of the winning and working of minerals.
- (2) The Secretary of State may by regulations amend subsection (1) so as to add, amend or remove a category of excluded development. 20

61QI Permission granted by street vote development orders

- (1) The granting of planning permission by a street vote development order is subject to –
- (a) any prescribed conditions or limitations or conditions or limitations of a prescribed description, and 25
 - (b) such other conditions or limitations as may be specified in the order (but see subsections (4) and (6)).
- (2) The conditions that may be specified include a condition that unless a relevant obligation is entered into – 30
- (a) the development authorised by the planning permission or any description of such development must not be begun, or
 - (b) anything created in the course of the development authorised by the planning permission may not be occupied or used for any purpose. 35
- (3) A relevant obligation for the purposes of subsection (2) includes an obligation which involves the payment of money or affects any estate or interest in, or rights over, land.
- (4) But an order may only specify a condition that a person enter into an obligation under section 106 if the obligation – 40

- (a) is necessary to make the development specified in the order acceptable in planning terms,
 - (b) is directly related to the development, and
 - (c) is fairly and reasonably related in scale and kind to the development. 5
- (5) The Secretary of State may by regulations amend the list of requirements under subsection (4) so as to add, amend or remove a requirement.
- (6) The Secretary of State may by regulations provide that—
 - (a) conditions or limitations of a prescribed description may not be imposed under subsection (1)(b), 10
 - (b) conditions or limitations of a prescribed description may only be imposed under subsection (1)(b) in circumstances of a prescribed description, or
 - (c) no conditions or limitations may be imposed under subsection (1)(b) in circumstances of a prescribed description. 15
- (7) A condition or limitation prescribed under subsection (1)(a) may confer a function on any person, including a function involving the exercise of a discretion.
- (8) If— 20
 - (a) planning permission granted by a street vote development order for any development is withdrawn by the revocation of the order under section 61QJ, and
 - (b) the revocation is made after the development has begun but before it has been completed, 25the development may, despite the withdrawal of the permission, be completed.
- (9) But an order under section 61QJ revoking a street vote development order may provide that subsection (8) is not to apply in relation to development specified in the order under that section. 30
- (10) In this section “relevant obligation” means—
 - (a) an obligation under section 106 (planning obligations), or
 - (b) an agreement under section 278 of the Highways Act 1980 (agreements as to execution of works).

61QJ Revocation or modification of street vote development orders 35

- (1) The Secretary of State may by order revoke or modify a street vote development order.
- (2) A local planning authority may, with the consent of the Secretary of State, by order revoke a street vote development order relating to a street area any part of which falls within the area of that authority. 40

-
- (3) If a street vote development order is revoked, the person revoking the order must state the reasons for the revocation.
- (4) An appointed person may at any time by order modify a street vote development order for the purpose of correcting errors.
- (5) A modification of a street vote development order is to be done by replacing the order with a new one containing the modification. 5
- (6) Regulations may make provision in connection with the revocation or modification of a street vote development order.
- (7) The regulations may, in particular, include provision as to—
- (a) the giving of notice and publicity in connection with a revocation or modification; 10
 - (b) the information and documents relating to a revocation or modification that are to be made available to the public;
 - (c) the making of reasonable charges for anything provided as a result of the regulations; 15
 - (d) consultation with and participation by the public in relation to a revocation or modification;
 - (e) the making and consideration of representations about a revocation or modification (including the time by which representations must be made). 20

61QK Financial assistance in relation to street votes

- (1) The Secretary of State may do anything that the Secretary of State considers appropriate—
- (a) for the purpose of publicising or promoting the making of street vote development orders and the benefits expected to arise from their making, or 25
 - (b) for the purpose of giving advice or assistance to anyone in relation to the making of street vote proposals or the doing of anything else for the purposes of, or in connection with, such proposals or street vote development orders. 30
- (2) The things that the Secretary of State may do under this section include, in particular—
- (a) the provision of financial assistance (or the making of arrangements for its provision) to any body or other person, and 35
 - (b) the making of agreements or other arrangements with any body or other person (under which payments may be made to the person).
- (3) In this section—
- (a) the reference to giving advice or assistance includes providing training or education; 40

- (b) any reference to the provision of financial assistance is to the provision of financial assistance by any means (including the making of a loan and the giving of a guarantee or indemnity).

61QL Street votes: connected modifications

The Secretary of State may by regulations make provision modifying or excluding the application of Schedule 7A (biodiversity gain in England) in relation to planning permission granted by a street vote development order. 5

61QM Interpretation

In sections 61QA to 61QL – 10

“an appointed person” means a person appointed in accordance with section 61QD(2)(a);

“excluded development” has the meaning given by section 61QH;

“qualifying group” has the meaning given by section 61QB;

“relevant council” has the meaning given by section 61QB(3); 15

“street area” has the meaning given by section 61QC;

“SVDO regulations” has the meaning given by section 61QD(1);

“street vote development order” has the meaning given by section 61QA(2);

“street vote proposal” has the meaning given by section 61QD(2)(a)(i).” 20

- (3) In section 58 (granting of planning permission: general), in subsection (1)(a), for “or a neighbourhood development order” substitute “, a neighbourhood development order or a street vote development order”.

- (4) In section 69 (register of applications etc) – 25

- (a) after subsection (1)(cza) insert –

“(czb) street vote development orders or proposals for such orders;”;

- (b) in subsection (2)(b) after “mayoral development order,” insert “street vote development order or proposals for such orders,”. 30

- (5) In section 78 (right to appeal), in subsection (1)(c), for “or a neighbourhood development order” substitute “, a neighbourhood development order or a street vote development order”.

- (6) In section 108 (compensation) –

- (a) in the heading, for “or neighbourhood development order” substitute “, neighbourhood development order or street vote development order”; 35

- (b) in subsection (1)(a), for “or a neighbourhood development order” substitute “, a neighbourhood development order or a street vote development order”; 40

-
- (c) in subsection (1), in the words after paragraph (b), for “or the neighbourhood development order” substitute “, the neighbourhood development order or the street vote development order”;
- (d) in subsection (2), for “or a neighbourhood development order” substitute “, a neighbourhood development order or a street vote development order”; 5
- (e) in subsection (3B)(ba), at the end omit “or”;
- (f) after that paragraph insert –
- “(bb) in the case of planning permission granted by a street vote development order, the condition in subsection (3DB) is met, or”;
- (g) After subsection (3DA) insert –
- “(3DB) The condition referred to in subsection (3B)(bb) is that –
- (a) the planning permission is withdrawn by the revocation or modification of the street vote development order, 15
- (b) notice of the revocation or modification was published in the prescribed manner not less than 12 months or more than the prescribed period before the revocation or modification took effect, and
- (c) either – 20
- (i) the development authorised by the street vote development order had not begun before the notice was published, or
- (ii) section 61QI(8) applies in relation to the development.” 25
- (7) In section 333 (regulations and orders) –
- (a) after subsection (3) insert –
- “(3ZAA) Subsection (3) does not apply to a statutory instrument containing regulations made under any of sections 61QB to 61QJ or section 61QL if a draft of the instrument has been laid before, and approved by a resolution of, each House of Parliament.”; 30
- (b) after subsection (3ZA) insert –
- “(3ZB) No regulations may be made under section 61QC(3), 61QH(2) or 61QI(5) unless a draft of the instrument containing the regulations has been laid before, and approved by a resolution of, each House of Parliament.” 35
- (8) The Conservation of Habitats and Species Regulations 2017 (S.I. 2017/1012) are amended as follows.
- (9) In regulation 75 (general development orders) – 40
- (a) in the heading, after “orders” insert “and street vote development orders”;

- (b) in the opening words, after “2017” insert “or a street vote development order”.
- (10) In regulation 76 (opinion of appropriate nature conservation body)—
 - (a) in the heading, after “orders” insert “and street vote development orders”; 5
 - (b) in paragraph (1), after “order” insert “or street vote development order”;
 - (c) in paragraph (6), after “order” insert “or street vote development order”.
- (11) In regulation 77 (approval of local planning authority), in the heading, after “orders” insert “and street vote development orders”. 10
- (12) In regulation 78 (supplementary)—
 - (a) in the heading, after “orders” insert “and street vote development orders”;
 - (b) in paragraph (3)(b), after “order” insert “or development order”. 15
- (13) In regulation 85B (assumptions to be made about nutrient pollution standards)—
 - (a) in the heading, after “orders” insert “and street vote development orders”;
 - (b) in paragraph (1)(a) after “orders” insert “and street vote development orders”. 20

100 Street votes: community infrastructure levy

- (1) The Planning Act 2008 is amended as follows.
- (2) In section 211(10) (amount of levy)—
 - (a) at the beginning insert “Except where subsection (11) applies,”, and 25
 - (b) from “, 213” to the end substitute “to 213 and 214(1) and (2) apply in relation to a revision of a charging schedule as they apply in relation to a charging schedule.”
- (3) After section 211(10) insert—
 - “(11) Where the only provision made by a charging schedule or a revision of a charging schedule is provision for the purpose of determining the amount of CIL chargeable in respect of street vote development—
 - (a) sections 212 to 213 and 214(1) and (2) do not apply in relation to the charging schedule or the revision of the charging schedule, and 30
 - (b) CIL regulations may make provision about procedural requirements that must be met before the charging schedule or revision may take effect. 35

- (12) “Street vote development” means development of land for which planning permission is granted by a street vote development order made under section 61QA of TCPA 1990.”
- (4) After section 212(11) (charging schedule: examination) insert—
“(12) For exceptions to this section see section 211(11).” 5
- (5) After section 212A(7) (charging schedule: examiner’s recommendations) insert—
“(8) For exceptions to this section see section 211(11).”
- (6) After section 213(5) (charging schedule: approval) insert—
“(6) For exceptions to this section see section 211(11).” 10
- (7) After section 214(6) (charging schedule: effect) insert—
“(7) For exceptions to subsections (1) and (2) of this section see section 211(11).”
- (8) After section 214 (charging schedule: effect) insert—
- “214A Secretary of State: power to require review of certain charging schedules” 15**
- (1) This section applies where—
(a) a charging schedule makes provision for the purpose of determining the amount of CIL chargeable in respect of street vote development, and 20
(b) section 211(11) applied in relation to the charging schedule or the revision of the charging schedule in connection with making such provision.
- (2) The Secretary of State may direct a charging authority to review the charging schedule if the Secretary of State considers that— 25
(a) the economic viability of street vote development in the charging authority’s area is significantly impaired, or
(b) there is a substantial risk that it will become significantly impaired,
as a result of the CIL which is or will be chargeable in respect of street vote development in that area. 30
- (3) If a charging authority is directed to review its charging schedule under subsection (2), it must—
(a) consider whether to revise the charging schedule under section 211(9), and 35
(b) notify the Secretary of State of its decision with reasons.
- (4) If the charging authority decides to revise the charging schedule, it must do so within a reasonable time.

- (5) If a charging authority has not complied with a direction given under subsection (2) within a reasonable time and to a standard which the Secretary of State considers adequate, the Secretary of State may appoint a person to do so on behalf of the charging authority.
- (6) If a person appointed under subsection (5) decides that the charging schedule should be revised, the charging authority must revise the schedule accordingly within a reasonable time. 5
- (7) If the charging authority fails to revise the charging schedule in accordance with subsection (4) or (6), the Secretary of State may appoint a person to do so on behalf of the charging authority. 10
- (8) CIL regulations may make provision about –
- (a) procedures for appointing a person under subsection (5) or (7),
 - (b) conditions which must be met before such an appointment may be made,
 - (c) procedures which must be followed by the person in complying with a direction given under subsection (2) or revising the charging schedule under subsection (7), 15
 - (d) circumstances in which the person may be replaced,
 - (e) duties of a charging authority where a person is appointed to act on its behalf under subsection (5) or (7), 20
 - (f) liability for costs incurred as a result of the appointment of the person, and
 - (g) what constitutes a reasonable time under subsections (4) to (6).
- (9) In this section “street vote development” has the meaning given by section 211(12).” 25
- (9) In section 216(2) (application), after paragraph (f) insert –
- “(fa) where the CIL is chargeable in respect of street vote development, affordable housing.”
- (10) After section 216(7) insert –
- “(8) In this section – 30
- “affordable housing” means –
- (a) social housing within the meaning of Part 2 of the Housing and Regeneration Act 2008, and
 - (b) any other description of housing that CIL regulations may specify; 35
- “street vote development” has the meaning given by section 211(12).”

101 Crown development

- (1) TCPA 1990 is amended as follows.

(2) After section 293A insert—

“293B Urgent Crown development: applications to the Secretary of State

- (1) This section applies where—
 - (a) the appropriate authority intends to make a relevant application, and 5
 - (b) the authority considers—
 - (i) that the development to which the application relates is of national importance, and
 - (ii) that it is necessary that the development is carried out as a matter of urgency. 10
- (2) The appropriate authority may make the application to the Secretary of State under this section.
- (3) In this section, “relevant application” means—
 - (a) an application for planning permission for the development of land in England, or 15
 - (b) an application for approval of a matter that, as defined in section 92, is a reserved matter in the case of an outline planning permission for the development of land in England, but does not include an application of the kind described in section 73(1) or an application of a description excluded by regulations. 20
- (4) An application under this section must include—
 - (a) such information, documents or other matters as may be required by a development order, and
 - (b) a statement of the appropriate authority’s grounds for making the application. 25
- (5) As soon as practicable after receiving the application, the Secretary of State must give notice to the appropriate authority either agreeing or refusing to determine the application.
- (6) The Secretary of State may only agree to determine the application if the Secretary of State considers that— 30
 - (a) the development to which the application relates is of national importance, and
 - (b) it is necessary that the development is carried out as a matter of urgency.
- (7) The Secretary of State must send a copy of a notice given under subsection (5) to the local planning authority to whom the application could otherwise have been made. 35
- (8) The Secretary of State may by notice require the appropriate authority to provide such further information as is necessary for the purposes of— 40

- (a) deciding whether to agree or to refuse to determine the application;
 - (b) determining the application.
- (9) A development order may make provision—
 - (a) as to the form and manner in which an application must be made; 5
 - (b) requiring notice to be given of an application;
 - (c) as to the form, content and service of a notice required under paragraph (b);
 - (d) requiring that an application be publicised in such manner as the order may specify. 10
- (10) A development order which makes provision under subsection (9) may include provision to ensure that the imposition of any requirement under that subsection does not result in the public disclosure of sensitive information. 15
- (11) For the purposes of subsection (10), information is “sensitive” if the Secretary of State directs that—
 - (a) it relates to matters of national security or measures taken or to be taken to ensure the security of any premises or property, and 20
 - (b) its public disclosure would be contrary to the national interest.
- (12) A development order making any provision by virtue of this section may make different provision for different cases or different classes of development.
- (13) The Secretary of State may give directions requiring a local planning authority to do things in relation to an application made under section 293B that could otherwise have been made to that authority. 25
- (14) Directions under subsection (13)—
 - (a) may relate to a particular application or to applications more generally; 30
 - (b) may be given to a particular authority or to authorities more generally.

293C Urgent Crown development: determination of applications by the Secretary of State

- (1) This section applies where — 35
 - (a) the appropriate authority has made a relevant application to the Secretary of State under section 293B, and
 - (b) the Secretary of State has given notice under section 293B(5) agreeing to determine the application.
- (2) Before determining the application, the Secretary of State must consult the following persons about the application— 40

-
- (a) the local planning authority to which the application could otherwise have been made, and
 - (b) such other persons as the Secretary of State considers appropriate.
- (3) A development order may make provision as to the consultation required by subsection (2) including—
- (a) provision requiring the Secretary of State to consult other specified persons (or persons of a specified description);
 - (b) provision as to the manner in which persons may be consulted;
 - (c) different provision for different cases or classes of development.
- (4) The Secretary of State may—
- (a) grant the application, either unconditionally or subject to such conditions as the Secretary of State thinks fit, or
 - (b) refuse it.
- (5) The Secretary of State must notify the local planning authority to whom the application could otherwise have been made of the Secretary of State’s decision on the application.
- (6) The decision of the Secretary of State on the application is final.
- (7) Section 73A applies, with any necessary modifications, to an application for planning permission under section 293B as it applies to an application for planning permission which is to be determined by the local planning authority under Part 3.
- (8) The following provisions do not apply for the purposes of determining an application for planning permission under section 293B—
- (a) section 58B(1) of this Act;
 - (b) sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

293D Crown development: applications to the Secretary of State

- (1) This section applies where—
- (a) the appropriate authority intends to make a relevant application, and
 - (b) the authority considers that the development to which it relates is of national importance.
- (2) The appropriate authority may make the application to the Secretary of State under this section.
- (3) In this section and section 293E, “relevant application” means—
- (a) an application for planning permission, or permission in principle, for the development of land in England, or

- (b) an application for approval of a matter that, as defined by section 92, is a reserved matter in the case of an outline planning permission for the development of land in England, but does not include an application of the kind described in section 73(1) or an application of a description excluded by regulations. 5
- (4) After receiving the application, the Secretary of State must give a notice to the appropriate authority stating whether the Secretary of State considers the development to be of national importance.
- (5) If the Secretary of State considers the development to be of national importance, the Secretary of State must proceed to determine the application. 10
- (6) If the Secretary of State considers that the development is not of national importance, the Secretary of State may take the steps referred to in either subsection (7) or, where it applies, subsection (9).
- (7) The Secretary of State may – 15
- (a) refer the application to the local planning authority to whom it could otherwise have been made, and
- (b) direct that the application –
- (i) is to be treated as having been made to the authority (and not to the Secretary of State under this section), and 20
- (ii) is to be determined by that authority accordingly.
- (8) Subsection (9) applies where –
- (a) the application could otherwise have been made to the Secretary of State under section 62A, and 25
- (b) the appropriate authority has given notice to the Secretary of State that the authority consents to the application being treated as having been made to the Secretary of State under that section.
- (9) The Secretary of State may – 30
- (a) direct that the application is to be treated as having been made to the Secretary of State under section 62A (and not to the Secretary of State under this section), and
- (b) determine the application accordingly.
- 293E Crown development: connected applications to the Secretary of State 35**
- (1) This section applies where –
- (a) the appropriate authority makes an application to the Secretary of State under section 293D, and
- (b) the Secretary of State gives a notice to the appropriate authority under section 293D(4) stating that the development to which 40

- it relates is considered by the Secretary of State to be of national importance.
- (2) The appropriate authority may make an application (“a connected application”) under the planning Acts to the Secretary of State where the requirements of subsection (3) are met. 5
- (3) The requirements are that—
- (a) the application is—
 - (i) for listed building consent under the Planning (Listed Buildings and Conservation Areas) Act 1990,
 - (ii) for hazardous substances consent under the Planning (Hazardous Substances) Act 1990, or 10
 - (iii) of a prescribed description,
 - (b) it is considered by the person making the application to be connected to an application under section 293D,
 - (c) it is neither a relevant application nor an application of the kind described in section 73(1), and 15
 - (d) it relates to land in England.
- (4) If a connected application is made under subsection (2), but the Secretary of State considers that it is not connected with the relevant application concerned, the Secretary of State may— 20
- (a) refer the connected application to the local planning authority, or hazardous substances authority, to whom it could otherwise have been made, and
 - (b) direct that the connected application—
 - (i) is to be treated as having been made to that authority (and not to the Secretary of State under this section), 25
 - (ii) is to be determined by that authority accordingly.

293F Applications under section 293D or 293E: supplementary matters

- (1) The decision of the Secretary of State on an application made under section 293D or 293E is final. 30
- (2) The Secretary of State may give directions requiring a local planning authority or hazardous substances authority to do things in relation to an application made under section 293D or 293E that could otherwise have been made to that authority. 35
- (3) Directions under subsection (2)—
- (a) may relate to a particular application or to applications more generally;
 - (b) may be given to a particular authority or to authorities more generally. 40

293G Notifying parish councils of applications under section 293D(2)

- (1) If an application is made to the Secretary of State under section 293D(2) and a parish council would be entitled under paragraph 8 of Schedule 1 to be notified of the application were it made to the local planning authority, the Secretary of State must notify the council of— 5
- (a) the application, and
 - (b) any alteration of the application accepted by the Secretary of State.
- (2) Paragraph 8(4) and (5) of Schedule 1 apply in relation to duties of the Secretary of State under subsection (1) as they apply to duties of a local planning authority under paragraph 8(1) or (3B) of that Schedule. 10

293H Provisions applying to applications made under section 293D or 293E

- (1) Sections 62(3) and (4), 65(5), 70 to 70C, 72(1) and (5) and 73A apply, with any necessary modifications, to an application for planning permission made to the Secretary of State under section 293D as they apply to an application for planning permission which is to be determined by the local planning authority. 15
- (2) Any requirements imposed by a development order by virtue of section 62, 65 or 71 or paragraph 8(6) of Schedule 1, or by regulations under paragraph 14(3) or 16 of Schedule 7A, may be applied by a development order, with or without modifications, to an application for planning permission made to the Secretary of State under section 293D. 20
- (3) Sections 65(5) and 70 to 70C apply, with any necessary modifications, to an application for permission in principle made to the Secretary of State under section 293D as they apply to an application for permission in principle which is to be determined by the local planning authority. 25
- (4) Any requirements imposed by a development order by virtue of section 62(1), (2) or (8), 65 or 71 or paragraph 8(6) of Schedule 1 may be applied by a development order, with or without modifications, to an application for permission in principle made to the Secretary of State under section 293D. 30
- (5) Where an application is made to the Secretary of State under section 293E instead of to the authority to whom it could otherwise have been made, a development order may (with or without modifications) apply to the application any enactment that relates to applications of that kind when made to that authority. 35
- (6) A development order which makes provision under this section to apply to an application under section 293D or 293E (with or without modifications) any requirement to disclose information may include provision to secure that the requirement would not result in the public disclosure of sensitive information. 40

- (7) For the purposes of subsection (6), information is “sensitive” if the Secretary of State directs that—
- (a) it relates to matters of national security or measures taken or to be taken to ensure the security of any premises or property, and
 - (b) its public disclosure would be contrary to the national interest.

5

293I Deciding applications made under section 293D and 293E

- (1) An application made to the Secretary of State under section 293D or 293E (“a direct application”) is to be determined by a person appointed by the Secretary of State for the purpose instead of by the Secretary of State, subject to section 293J. 10
- (2) Where a person has been appointed under subsection (1) or this subsection to determine a direct application then, at any time before the person has determined the application, the Secretary of State may—
- (a) revoke the person’s appointment; 15
 - (b) appoint another person to determine the application instead.
- (3) A person appointed under this section to determine a direct application has the same powers and duties that the Secretary of State has under section 293H.
- (4) Where a direct application is determined by a person appointed under this section, the person’s decision is to be treated as that of the Secretary of State. 20
- (5) Except as provided by Part 12, the validity of that decision is not to be questioned in any proceedings whatsoever.
- (6) It is not a ground of application to the High Court under section 288 that a direct application ought to have been determined by the Secretary of State and not by a person appointed under this section unless the applicant challenges the person’s power to determine the direct application before the person’s decision on the direct application is given. 25 30
- (7) Where any enactment (other than this section and section 319A)—
- (a) refers (or is to be read as referring) to the Secretary of State in a context relating to or capable of relating to a direct application (otherwise than by referring to the application having been made to the Secretary of State), or 35
 - (b) refers (or is to be read as referring) to anything (other than the making of the application) done or authorised or required to be done by, to or before the Secretary of State in connection with any such application,

then, so far as the context permits, the enactment is to be read, in relation to an application determined or to be determined by a person 40

appointed under this section, as if the reference to the Secretary of State were or included a reference to that person.

293J Applications under section 293D or 293E: determination by the Secretary of State

- (1) The Secretary of State may direct that an application made to the Secretary of State under section 293D or 293E (“a direct application”) is to be determined by the Secretary of State instead of by a person appointed under section 293I. 5
- (2) Where a direction is given under subsection (1), the Secretary of State must serve a copy of the direction on— 10
 - (a) the person, if any, appointed under section 293I to determine the application concerned,
 - (b) the applicant, and
 - (c) the local planning authority.
- (3) Where a direct application is to be determined by the Secretary of State in consequence of a direction under subsection (1)— 15
 - (a) in determining the application, the Secretary of State may take into account any report made to the Secretary of State by any person previously appointed to determine the application, and
 - (b) subject to that, the provisions of the planning Acts which are relevant to the application apply to it as if section 293I had never applied to it. 20
- (4) The Secretary of State may by a further direction revoke a direction under subsection (1) at any time before the determination of the direct application concerned. 25
- (5) Where a direction is given under subsection (4), the Secretary of State must serve a copy of the direction on—
 - (a) the person, if any, previously appointed under section 293I to determine the application concerned,
 - (b) the applicant, and 30
 - (c) the local planning authority.
- (6) Where a direction is given under subsection (4) in relation to a direct application—
 - (a) anything done by or on behalf of the Secretary of State in connection with the application which might have been done by a person appointed under section 293I to determine the application is, unless the person appointed under section 293I to determine the application directs otherwise, to be treated as having been done by that person, and 35
 - (b) subject to that, section 293I applies to the application as if no direction under subsection (1) had been given in relation to the application.” 40

- (3) Schedule 9 contains consequential amendments.

102 Minor variations in planning permission

- (1) TCPA 1990 is amended as follows.

- (2) After section 73A insert—

“73B Applications for permission substantially the same as existing permission 5

- (1) An application for planning permission in respect of land in England is to be determined in accordance with this section if the applicant—
- (a) requests that it be so determined,
 - (b) makes a proposal as to the conditions (if any) subject to which permission should be granted, and 10
 - (c) identifies an existing planning permission by reference to which the application is to be considered (“the existing permission”).
- (2) The existing permission must not have been granted—
- (a) under section 73, section 73A or this section, or 15
 - (b) other than on application.
- (3) The applicant may also identify, for the purposes of an application to be determined in accordance with this section, a planning permission—
- (a) that was granted under section 73 or this section by reference to the existing permission, or 20
 - (b) that forms part of a sequence of planning permissions granted under section 73 or this section, the first of which was granted by reference to the existing permission.
- (4) A development order must set out how an applicant is to do as mentioned in subsections (1) and (3). 25
- (5) Planning permission may be granted in accordance with this section only if the local planning authority is satisfied that its effect will not be substantially different from that of the existing permission.
- (6) Planning permission may not be granted in accordance with this section in a way that differs from the existing permission as to the time by which a condition requires— 30
- (a) development to be started, or
 - (b) an application for approval of reserved matters (within the meaning of section 92) to be made.
- (7) In determining an application in accordance with this section, the local planning authority must limit its consideration to those respects in which the permission being applied for would, if granted in accordance with the proposal under subsection (1)(b), differ in effect from— 35
- (a) the existing permission, and

- (b) each planning permission (if any) identified in accordance with subsection (3).
- Section 70(2) is subject to this subsection.
- (8) If the local planning authority decides not to grant planning permission in accordance with this section, it must refuse the application. 5
- (9) For the purposes of this section, the effect of a planning permission is to be assessed by reference to both the development it authorises and any conditions to which it is subject.
- (10) In assessing the effect of an existing planning permission for the purposes of subsection (5) (but not for the purposes of subsection (7)), any change to the permission made under section 96A is to be disregarded. 10
- (11) The following provisions apply in relation to the condition under paragraph 13 of Schedule 7A (biodiversity gain condition) –
- (a) nothing in this section authorises the disapplication of the condition; 15
- (b) the condition is to be disregarded for the purposes of subsections (1)(b), (5) and (7);
- (c) where –
- (i) the existing planning permission is subject to the condition, 20
- (ii) a biodiversity gain plan (“the earlier biodiversity gain plan”) was approved for the purposes of the condition as it attaches to that permission,
- (iii) planning permission is granted in accordance with this section, and 25
- (iv) that planning permission is consistent with the post-development biodiversity value of the onsite habitat as specified in the earlier biodiversity gain plan,
- the earlier biodiversity gain plan is to be regarded as approved 30
for the purposes of the condition as it attaches to the planning permission granted in accordance with this section.
- (12) Nothing in this section authorises the disapplication of the condition under section 90B (condition relating to development progress reports in England). 35
- (13) In relation to an application for planning permission that is made to, or is to be determined by, the Secretary of State, a reference in this section to the local planning authority is to be read as a reference to the Secretary of State.
- (14) The preceding provisions of this section apply in relation to an application for permission in principle as if – 40
- (a) each reference to planning permission were a reference to permission in principle, and

-
- (b) the provisions of this section relating to conditions were omitted.
- (15) Permission in principle granted in accordance with this section is to be taken, for the purposes of section 70(2ZZC), as having come into force when the existing permission in principle identified under subsection (1)(c) came into force.” 5
- (3) In section 62A(2) (applications that may be made directly to the Secretary of State), after “73(1)” insert “, an application that is to be determined in accordance with section 73B”.
- (4) In section 70A (power to decline to determine application similar to an earlier one) – 10
- (a) in subsection (8), for “subsection (9)” substitute “subsections (9) to (11)”;
- (b) at the end insert –
- “(10) An application that is to be determined in accordance with section 73B is not similar to an earlier application that was not determined in accordance with that section. 15
- (11) An application that is to be determined in accordance with section 73B is similar to an earlier application that was determined in accordance with that section only if the local planning authority think that the difference of effect referred to in subsection (7) of that section is (both in kind and in degree) the same or substantially the same in the case of both applications.” 20
- (5) In section 70B (power to decline to determine application similar to a pending one) – 25
- (a) in subsection (5), at the beginning insert “Subject to subsections (5A) and (5B),”;
- (b) after subsection (5) insert –
- “(5A) An application that is to be determined in accordance with section 73B is not similar to another application that is not to be determined in accordance with that section. 30
- (5B) An application that is to be determined in accordance with section 73B is similar to another application that is to be determined in accordance with that section only if the local planning authority think that the difference of effect referred to in subsection (7) of that section is (both in kind and in degree) the same or substantially the same in the case of both applications.” 35
- 103 Development commencement notices** 40
- (1) TCPA 1990 is amended as follows.

(2) After section 93 insert –

“Commencement of development: England

93G Commencement notices

- (1) This section applies where –
- (a) planning permission has been granted under section 70 or 73 for the development of any land in England, and 5
 - (b) the development is of a prescribed description.
- (2) Before the development is begun, the person proposing to carry it out must give a notice (a “commencement notice”) to the local planning authority specifying the date on which the person expects the development to be begun. 10
- (3) Once a person has given a commencement notice, the person –
- (a) may give a further commencement notice substituting a new date for the date previously given, and
 - (b) must do so if the development is not commenced on the date previously given. 15
- (4) A commencement notice must –
- (a) include such information as may be prescribed, and
 - (b) be in such form and be given in such manner as may be prescribed. 20
- (5) Where it appears to the local planning authority that a person has failed to comply with the requirements of subsection (2) or (3)(b), they may serve a notice on any relevant person requiring the relevant person to give the authority such of the information prescribed under subsection (4)(a) as the notice may specify. 25
- (6) In subsection (5) “relevant person” means –
- (a) the person to whom the requirements of subsection (2) or (3)(b) applied, and
 - (b) any person who is the owner or occupier of the land to which the planning permission relates or who has any other interest in that land. 30
- (7) A person on whom a notice under subsection (5) is served is guilty of an offence if they fail to give the information required by the notice within the period of 21 days beginning with the day on which it was served. 35
- (8) It is a defence for a person charged with an offence under subsection (7) to prove that they had a reasonable excuse for failing to provide the information required.
- (9) A person guilty of an offence under subsection (7) is liable on summary conviction to a fine not exceeding level 3 on the standard scale. 40

- (10) When granting planning permission under section 70 or 73 for the development of any land in England, a local planning authority must by notice inform the applicant of –
- (a) the requirements of subsection (2) and (3)(b), and
 - (b) the consequences of non-compliance with those requirements.” 5
- (3) In section 56 (time when development begins), in subsection (3), after “92,” insert “93G,”.
- (4) In section 69 (register of applications etc) –
- (a) in subsection (1), after paragraph (f) (inserted by section 106(4)(a)) insert – 10
 - “(g) commencement notices under section 93G.”;
 - (b) in subsection (2), after paragraph (c) (inserted by section 106(4)(b)) insert –
 - “(d) such information as is prescribed with respect to commencement notices under section 93G that are given to the local planning authority.” 15

104 Completion notices

- (1) TCPA 1990 is amended as follows.
- (2) After section 93G insert – 20
 - “*Termination of planning permission: England* 20

93H Completion notices

- (1) This section applies where –
 - (a) a planning permission relating to land in England is by virtue of section 91 or 92 subject to a condition that the development to which the permission relates must begin before the expiration of a particular period, and development has been begun within that period but has not been completed, 25
 - (b) development has begun in accordance with a simplified planning zone scheme in England but has not been completed by the time the area ceases to be a simplified planning zone, 30
 - (c) development has begun in accordance with planning permission under an enterprise zone scheme in England but has not been completed by the time the area ceases to be an enterprise zone,
 - (d) a planning permission under a neighbourhood development order is subject to a condition that the development to which the permission relates must begin before the expiration of a particular period, and development has begun within that period but has not been completed, or 35
 - (e) a planning permission under a street vote development order is subject to a condition that the development to which the 40

permission relates must begin before the expiration of a particular period, and development has begun within that period but has not been completed.

- (2) If the local planning authority are of the opinion that the development will not be completed within a reasonable period, they may serve a notice (a “completion notice”) stating that the planning permission will cease to have effect at a specified time (the “completion notice deadline”). 5
- (3) The completion notice deadline must be –
 - (a) at least 12 months after the completion notice was served, and 10
 - (b) if the notice was served in a case within subsection (1)(a) or (d) before the end of the period referred to in that provision, at least 12 months after the end of that period.
- (4) A completion notice must include –
 - (a) prescribed information in relation to the right of appeal against the notice, and 15
 - (b) any other prescribed information.
- (5) A completion notice must be served on –
 - (a) the owner of the land,
 - (b) if different, the occupier of the land, and 20
 - (c) a person not falling within paragraph (a) or (b) with an interest in the land, being an interest which, in the opinion of the local planning authority, is materially affected by the notice.
- (6) The local planning authority may withdraw a completion notice at any time before the completion notice deadline. 25
- (7) If they do so they must immediately give notice of the withdrawal to every person who was served with the completion notice.
- (8) If it appears to the Secretary of State to be expedient that a completion notice should be served in respect of any land in England, the Secretary of State may, after consulting the local planning authority, serve such a notice. 30

93I Appeals against completion notices

- (1) Where a completion notice is served by a local planning authority under section 93H, any of the following may appeal to the Secretary of State against it (whether or not the notice was served on them) – 35
 - (a) the owner of the land,
 - (b) a person not within paragraph (a) with an interest in the land, and
 - (c) a person who occupies the land by virtue of a licence.
- (2) An appeal may be brought on any of the following grounds – 40

- (a) that the appellant considers that the development will be completed within a reasonable period;
 - (b) that the completion notice deadline is an unreasonable one;
 - (c) that the notice was not served on the persons on whom it was required to be served under section 93H(5). 5
- (3) The Secretary of State may by regulations prescribe the procedure which is to be followed on appeals under this section.
- (4) The regulations may in particular include provision—
- (a) as to the period within which an appeal must be brought;
 - (b) as to how an appeal is made; 10
 - (c) as to the information to be supplied by the appellant;
 - (d) as to how a local planning authority must respond to an appeal and the information to be supplied by the authority;
 - (e) for the purpose of securing that the appeal is brought to the attention of persons in the locality of the development. 15
- (5) On an appeal under this section the Secretary of State may—
- (a) quash the completion notice,
 - (b) vary the completion notice by substituting a later completion notice deadline, or
 - (c) uphold the notice with the original completion notice deadline. 20
- (6) On an appeal under this section the Secretary of State may also correct any defect, error or misdescription in the completion notice if satisfied that the correction will not cause injustice to the appellant or the local planning authority.
- (7) If, on an appeal made on the ground referred to in subsection (1)(c), the Secretary of State determines that the completion notice was not served on a person on whom it should have been served, the notice need not be quashed if it appears to the Secretary of State that neither that person nor the appellant has been substantially prejudiced by that fact. 25
- (8) Subsection (5) of section 250 of the Local Government Act 1972 (which authorises a Minister holding an inquiry under that section to make orders with respect to the costs of the parties) applies in relation to any proceedings before the Secretary of State on an appeal under this section as if those proceedings were an inquiry held by the Secretary of State under section 250. 30

93J Effect of completion notices

- (1) The planning permission to which a completion notice relates becomes invalid at the completion notice deadline (whether as originally specified or substituted on appeal under section 93I). 40

- (2) Where an appeal is brought under section 93H the completion notice is of no effect pending the final determination or withdrawal of the appeal.
- (3) Subsection (1) does not affect any planning permission so far as relating to development carried out under it before the completion notice deadline.” 5
- (3) Schedule 10 contains consequential amendments.
- (4) The amendments made by this section and Schedule 10 apply in relation to planning permission granted before, as well as to planning permission granted after, the coming into force of this section. 10
- (5) But a completion notice may not be served under section 93H of TCPA 1990 in a case where –
 - (a) before the coming into force of this section, a completion notice was served under section 94(2) of TCPA 1990, and
 - (b) that completion notice is awaiting confirmation under section 95 of TCPA 1990. 15

105 Power to decline to determine applications in cases of earlier non-implementation etc

- (1) TCPA 1990 is amended as follows.
- (2) After section 70C insert – 20

“70D Power to decline to determine applications in cases of earlier non-implementation etc

 - (1) A local planning authority in England may decline to determine an application for planning permission for the development of any land if – 25
 - (a) the development is development of a prescribed description,
 - (b) the application is made by –
 - (i) a person who has previously made an application for planning permission for development of all or any part of the land ("the earlier application"), or 30
 - (ii) a person who has a connection of a prescribed description with the development to which the earlier application related ("the earlier development"),
 - (c) the earlier development was of a description prescribed under paragraph (a), and 35
 - (d) subsection (2) or (3) applies to the earlier development.
 - (2) This subsection applies to the earlier development if the earlier development has not begun.
 - (3) This subsection applies to the earlier development if –

- (a) the earlier development has begun but has not been substantially completed, and
 - (b) the local planning authority is of the opinion that the carrying out of the earlier development has been unreasonably slow.
- (4) In forming an opinion as to whether the carrying out of the earlier development has been unreasonably slow, the local planning authority must have regard to all the circumstances, including in particular—
- (a) in a case where a commencement notice under section 93G has been given, whether the development—
 - (i) was begun by the date specified in the notice, and
 - (ii) was carried out in accordance with any timescales specified in it,
 - (b) whether a completion notice was served in respect of the earlier development under section 93H or (before the coming into force of section 93H) section 94 or 96 and, if so, whether the permission granted became invalid under section 93J or (as the case may be) section 95, and
 - (c) any prescribed circumstances.
- (5) Where a person applies to a local planning authority for planning permission for development of a description prescribed under subsection (1)(a), the authority may by notice require the person to provide such information, being information of a prescribed description, as the authority may specify in the notice for the purpose of its functions under this section.
- (6) If a person does not comply with a notice under subsection (5) within the period of 21 days beginning with the day on which the notice was served, the local planning authority may decline to determine the application.
- (7) If a person to whom a notice under subsection (5) is given—
- (a) makes a statement purporting to comply with the notice which the person knows to be false or misleading in a material particular, or
 - (b) recklessly makes such a statement which is false or misleading in a material particular,
- the person is guilty of an offence.
- (8) A person guilty of an offence under subsection (7) is liable on summary conviction to a fine.
- (9) Subsection (1) does not permit a local planning authority to decline to determine an application for planning permission to which section 73, 73A or 73B applies.”
- (3) In section 56 (time when development begins), in subsection (3), after "61D(5) and (7)," insert "70D,".

- (4) In section 76C (provisions applying to applications under section 62A), in subsection (1), for "70C" substitute "70D".
- (5) In section 78 (right to appeal), in subsection (2)(aa), after "or 70C" insert "or 70D".
- (6) In section 174 (appeal against enforcement notice), in subsection (2AA)(b) (as substituted by section 104 of this Act), for "or 70C" substitute ", 70C or 70D". 5

106 Condition relating to development progress reports

- (1) TCPA 1990 is amended as follows.
- (2) In section 56(3) (time when development begun), after "89," insert "90B,".
- (3) Before section 91 (including the italic heading before that section) insert – 10
“Development progress reports

90B Condition relating to development progress reports in England

- (1) This section applies where relevant planning permission is granted for relevant residential development in England.
- (2) The relevant planning permission must be granted subject to a condition that a development progress report must be provided to the local planning authority in whose area the development is to be carried out for each reporting period. 15
- (3) The first reporting period in relation to the development is to be a period – 20
 - (a) beginning at a prescribed time or by reference to a prescribed event, and
 - (b) during which the development is begun.
- (4) A new reporting period is to begin immediately after the end of a reporting period which is not the last reporting period. 25
- (5) A reporting period which is not the last reporting period is to be a period of 12 months.
- (6) The last reporting period is to be a period ending with the day on which the development is completed (subject to any provision made under subsection (9)). 30
- (7) A "development progress report", in relation to relevant residential development, means a report which sets out – 35
 - (a) the progress that has been made, and that remains to be made, towards completing the dwellings the creation of which the development is to involve, as at the end of the reporting period to which the report relates,

-
- (b) the progress which is predicted to be made towards completing those dwellings over each subsequent reporting period up to and including the last reporting period, and
- (c) such other information as may be prescribed in regulations under subsection (9). 5
- (8) If relevant planning permission is granted without the condition required by subsection (2), it is to be treated as having been granted subject to that condition.
- (9) The Secretary of State may by regulations make provision –
- (a) about the form and content of development progress reports; 10
- (b) about when and how development progress reports are to be provided to local planning authorities;
- (c) about who may or must provide development progress reports to local planning authorities;
- (d) about the provision of development progress reports and other information to local planning authorities where there is a change in circumstances in connection with relevant residential development, such as (for example) where the development is no longer intended to be completed in accordance with – 15
- (i) the relevant planning permission; 20
- (ii) a previous development progress report;
- (iii) any timescales specified in a commencement notice given under section 93G;
- (e) about when a condition under subsection (2) is to be treated as being discharged; 25
- (f) about when relevant residential development is to be treated as being completed for the purposes of this section.
- (10) In this section –
- “relevant planning permission” means planning permission other than – 30
- (a) planning permission granted by a development order;
- (b) planning permission granted for development carried out before the grant of that permission;
- (c) planning permission granted for a limited period;
- (d) planning permission granted by an enterprise zone scheme; 35
- (e) planning permission granted by a simplified planning zone scheme;
- “relevant residential development” means development which – 40
- (a) involves the creation of one or more dwellings, and
- (b) is of a prescribed description.”
- (4) In section 69 (register of applications etc) –

- (a) in subsection (1), after paragraph (e) insert—
 - “(f) development progress reports under section 90B;”;
 - (b) in subsection (2), after paragraph (b) insert—
 - “(c) such information as is prescribed with respect to development progress reports under section 90B that are provided to the local planning authority;”.
- (5) In section 70 (determination of applications: general considerations), in subsection (1)(a), after "sections" insert "90B,".
- (6) In section 73 (determination of applications to develop land after non-compliance), before subsection (4) insert—
- “(2E) Nothing in this section authorises the disapplication of the condition under section 90B (condition relating to development progress reports in England).”
- (7) In section 96A (power to make non-material changes to planning permission), before subsection (4) insert—
- “(3B) The conditions referred to in subsection (3)(b) do not include the condition under section 90B (condition relating to development progress reports in England).”
- (8) In section 97 (revocation or modification of planning permission), at the end insert—
- “(9) Subsection (1) does not permit the revocation or modification of the condition under section 90B (condition relating to development progress reports in England).”
- (9) In section 100ZA(13)(c) (restrictions on power to impose planning conditions in England), as amended by paragraph 3(12) of Schedule 14 to the Environment Act 2021, at the end insert "or the condition under section 90B (condition relating to development progress reports in England)".
- (10) Until paragraph 3(12) of Schedule 14 to the Environment Act 2021 comes into force, section 100ZA(13)(c) has effect as if at the end there were inserted "but do not include the condition under section 90B (condition relating to development progress reports in England)".

CHAPTER 5

ENFORCEMENT OF PLANNING CONTROLS

107 Time limits for enforcement

- (1) In section 171B of TCPA 1990 (time limits), in subsection (1), for the words from “four years” to the end substitute – 5
- “(a) in the case of a breach of planning control in England, ten years beginning with the date on which the operations were substantially completed, and
- (b) in the case of a breach of planning control in Wales, four years beginning with the date on which the operations were substantially completed.” 10
- (2) In that section, in subsection (2), for the words from “four years” to the end substitute –
- “(a) in the case of a breach of planning control in England, ten years beginning with the date of the breach, and 15
- (b) in the case of a breach of planning control in Wales, four years beginning with the date of the breach.”

108 Duration of temporary stop notices

- (1) Section 171E of TCPA 1990 (temporary stop notices) is amended as follows.
- (2) In subsection (7)(a), for “period of 28 days” substitute “relevant period”. 20
- (3) After subsection (7) insert –
- “(8) In subsection (7)(a), “relevant period” means –
- (a) in the case of a notice issued by a local planning authority in England, 56 days;
- (b) in the case of a notice issued by a local planning authority in Wales, 28 days.” 25

109 Enforcement warning notices

- (1) TCPA 1990 is amended as follows.
- (2) In section 171A (expressions used in connection with enforcement), in subsection (2) – 30
- (a) before paragraph (a) insert –
- “(za) the issue of an enforcement warning notice in relation to land in England under section 172ZA;”;
- (b) in paragraph (aa), for “(defined in section 173ZA)” substitute “in relation to land in Wales under section 173ZA”. 35

(3) Before section 172 insert –

“172ZA Enforcement warning notice: England

- (1) The local planning authority may issue a notice (an “enforcement warning notice”) where it appears to them that –
- (a) there has been a breach of planning control in respect of any land in England, and 5
 - (b) there is a reasonable prospect that, if an application for planning permission in respect of the development concerned were made, planning permission would be granted.
- (2) The notice must – 10
- (a) state the matters that appear to the authority to constitute the breach of planning control, and
 - (b) state that, unless an application for planning permission is made within a period specified in the notice, further enforcement action may be taken. 15
- (3) A copy of the notice must be served –
- (a) on the owner and the occupier of the land to which it relates, and
 - (b) on any other person having an interest in the land, being an interest that, in the opinion of the authority, would be materially affected by the taking of any further enforcement action. 20
- (4) The issue of an enforcement warning notice does not affect any other power exercisable in respect of any breach of planning control.”
- (4) In section 188 (register of enforcement and stop notices and other enforcement action) in subsection (1) – 25
- (a) after paragraph (za) insert –
 - “(zb) to enforcement warning notices under section 172ZA (enforcement warning notice: England);”;
 - (b) in paragraph (aa), at the end insert “under section 173ZA (enforcement warning notice: Wales)”. 30
- (5) In that section, in subsection (2) –
- (a) in paragraph (a), for “enforcement warning notice” substitute “enforcement warning notice under section 172ZA or 173ZA”;
 - (b) in paragraph (b), after “enforcement notices” insert “and enforcement warning notices under section 172ZA”. 35

110 Restriction on appeals against enforcement notices

In section 174 of TCPA 1990 (appeal against enforcement notice), for subsections (2A) and (2B) substitute –

- “(2A) An appeal may not be brought on the ground specified in subsection (2)(a) if – 5
- (a) the land to which the enforcement notice relates is in England, and
 - (b) the enforcement notice was issued at a time after the making of an application for planning permission that was related to the enforcement notice. 10
- (2AA) For the purposes of subsection (2A) –
- (a) an application for planning permission for the development of any land is related to an enforcement notice if granting planning permission for the development would involve granting planning permission in respect of the matters specified in the enforcement notice as constituting a breach of planning control; 15
 - (b) an application for planning permission that the local planning authority or the Secretary of State declined to determine under section 70A, 70B or 70C is to be ignored. 20
- (2AB) But subsection (2A) does not apply if –
- (a) the application for planning permission has ceased to be under consideration, and
 - (b) the enforcement notice was issued after the end of the period of two years beginning with the day on which the application ceased to be under consideration. 25
- (2AC) For the purposes of subsection (2AB), an application for planning permission has ceased to be under consideration if –
- (a) the application was refused, or granted subject to conditions, and, in the case of an application determined by the local planning authority, the applicant did not appeal under section 78(1)(a); 30
 - (b) the applicant did not appeal in the circumstances mentioned in section 78(2) and the application was not subsequently refused; 35
 - (c) the applicant appealed under section 78(1)(a) or section 78(2) and –
 - (i) the appeal was dismissed,
 - (ii) the application was on appeal granted subject to conditions, or subject to different conditions, or 40
 - (iii) the Secretary of State declined under section 79(6) to determine the appeal.

- (2B) For the purposes of subsection (2AB), the day on which the application ceased to be under consideration is –
- (a) in a case within subsection (2AC)(a), the day on which the right to appeal arose;
 - (b) in a case within subsection (2AC)(b), the day after the end of the prescribed period referred to in section 78(2); 5
 - (c) in a case within subsection (2AC)(c)(i), the day on which the appeal was dismissed;
 - (d) in a case within subsection (2AC)(c)(ii), the day on which the appeal was determined; 10
 - (e) in a case within subsection (2AC)(c)(iii) relating to an appeal under section 78(1)(a), the day on which the right to appeal arose;
 - (f) in a case within subsection (2AC)(c)(iii) relating to an appeal under section 78(2), the day after the end of the prescribed period referred to in section 78(2).” 15

111 Undue delays in appeals

- (1) TCPA 1990 is amended as follows.
- (2) In section 176 (determination of appeals relating to enforcement notices), at the end insert – 20
- “(6) If at any time before or during the determination of an appeal against an enforcement notice issued by a local planning authority in England it appears to the Secretary of State that the appellant is responsible for undue delay in the progress of the appeal, the Secretary of State may – 25
- (a) give the appellant notice that the appeal will be dismissed unless the appellant takes, within the period specified in the notice, such steps as are so specified for the expedition of the appeal, and
 - (b) if the appellant fails to take those steps within that period, dismiss the appeal accordingly.” 30
- (3) In section 195 (appeals relating to certificates of lawfulness), after subsection (3) insert –
- “(3A) Where the local planning authority referred to in subsection (1) is in England, if at any time before or during the determination of an appeal under subsection (1)(a) or (b) it appears to the Secretary of State that the appellant is responsible for undue delay in the progress of the appeal, the Secretary of State may – 35
- (a) give the appellant notice that the appeal will be dismissed unless the appellant takes, within the period specified in the notice, such steps as are so specified for the expedition of the appeal, and 40

- (b) if the appellant fails to take those steps within that period, dismiss the appeal accordingly.”
- (4) In Schedule 6 (determination of certain appeals by person appointed by Secretary of State), in paragraph 2 (powers and duties of appointed person)–
- (a) in sub-paragraph (1)(b) for “and (5)” substitute “, (5) and (6)”; 5
- (b) in sub-paragraph (1)(c), for “and (3)” substitute “, (3) and (3A)”.

112 Penalties for non-compliance

- (1) In section 187A of TCPA 1990 (enforcement of conditions), in subsection (12), for the words from “to a fine” to the end substitute–
- “(a) to a fine, if the land is in England, or 10
- (b) to a fine not exceeding level 3 on the standard scale, if the land is in Wales.”
- (2) In section 216 of TCPA 1990 (penalty for non-compliance with section 215 notice)–
- (a) in subsection (2), for the words from “to a fine” to the end substitute– 15
- “(a) to a fine, if the land is England, or
- (b) to a fine not exceeding level 3 on the standard scale, if the land is in Wales.”;
- (b) in subsection (6), for “one-tenth of level 3 on the standard scale” substitute “the relevant amount”; 20
- (c) after subsection (6) insert–
- “(6A) In subsection (6) “the relevant amount” means–
- (a) if the land is in England, one-tenth of the greater of–
- (i) £5000, or
- (ii) level 4 on the standard scale; 25
- (b) if the land is in Wales, one-tenth of level 3 on the standard scale.”

113 Power to provide relief from enforcement of planning conditions

After section 196D of TCPA 1990 insert–

“Relief from enforcement” 30

196E Power to provide relief from enforcement of planning conditions

- (1) The Secretary of State may by regulations provide that a local planning authority in England may not take, or is subject to specified restrictions in how it may take, relevant enforcement measures in relation to any actual or apparent failure to comply with a relevant planning condition. 35
- (2) The power in subsection (1) may only be exercised in respect of an actual or apparent failure which occurs during a period of time

- specified in the regulations (the “relief period”) or which is apprehended during the relief period to so occur (but see subsections (6) and (7)).
- (3) A “relevant enforcement measure” is anything which may be done by a local planning authority in England for the purposes of investigating, preventing, remedying or penalising an actual or apparent failure to comply with a relevant planning condition. 5
- (4) A relevant enforcement measure includes, in particular –
- (a) the exercise of a power under –
 - (i) section 171BA (power to apply for planning enforcement order); 10
 - (ii) section 187B (power to apply to court for injunction);
 - (iii) section 196A (power to enter without a warrant);
 - (iv) section 196B (power to apply for, and enter under, warrant); 15
 - (b) the issue of –
 - (i) a planning contravention notice under section 171C,
 - (ii) a temporary stop notice under section 171E,
 - (iii) an enforcement notice under section 172,
 - (iv) an enforcement warning notice under section 172ZA, 20
 - (v) a stop notice under section 183, or
 - (vi) a breach of condition notice under section 187A.
- (5) A “relevant planning condition” is a condition or limitation subject to which planning permission for development of land in England is granted, but does not include a condition under – 25
- (a) section 90A and Schedule 7A (condition relating to biodiversity gain);
 - (b) section 90B (condition relating to development progress reports);
 - (c) section 91 (condition limiting duration of planning permission);
 - (d) section 92 (conditions for outline planning permission). 30
- (6) Regulations under subsection (1) may make provision as to the treatment of an actual or apparent failure to comply with a relevant planning condition, which –
- (a) starts before, but continues after, the start of the relief period, or 35
 - (b) starts during, but continues after, that period.
- (7) Regulations under subsection (1) may provide that an actual or apparent failure to comply with a relevant planning condition is not to be treated as occurring during the relief period mentioned in that subsection, if the failure – 40
- (a) occurs wholly during the period, and
 - (b) is not remedied by a specified time after the period.

- (8) Regulations under subsection (1) may make provision that, where anything relating to the taking of a relevant enforcement measure is to be or may be done by a time during the relief period, it is to be or may be instead done by a specified time after that period.
- (9) Regulations under subsection (1) may – 5
- (a) apply in relation to all, or only specified, local planning authorities in England;
 - (b) apply in relation to all, or only specified, relevant planning conditions;
 - (c) apply in relation to all, or only specified, relevant enforcement measures; 10
 - (d) prevent the taking of relevant enforcement measures indefinitely or only for a specified period of time.
- (10) In this section, “specified” means specified or described in regulations under subsection (1).” 15

CHAPTER 6

OTHER PROVISION

114 Consultation before applying for planning permission

In section 122 of the Localism Act 2011 (consultation before applying for planning permission in England), omit subsections (3) and (4) (which provide for the expiry of sections 61W to 61Y of TCPA 1990). 20

115 Duty to grant sufficient planning permission for self-build and custom housebuilding

In section 2A of the Self-build and Custom Housebuilding Act 2015 (duty to grant planning permissions etc) – 25

- (a) in subsection (2) –
 - (i) omit "suitable";
 - (ii) for "in respect of enough serviced plots" substitute "for the carrying out of self-build and custom housebuilding on enough serviced plots"; 30
- (b) omit subsection (6)(c).

116 Powers as to form and content of planning applications

- (1) Before section 327A of TCPA 1990 insert –

“327ZA Planning applications in England: powers as to form and content

- (1) Subsections (2) to (3) apply to a relevant power to make provision about – 35

- (a) the form or manner in which a planning application is to be made, or
 - (b) the form or manner in which an associated document is to be provided.
- (2) The power includes power to make provision requiring or allowing the application to be made, or the associated document to be provided –
 - (a) by particular electronic means, or
 - (b) by electronic means that satisfy particular technical standards or specifications.
- (3) The power includes power to make provision requiring or allowing the authority to which a planning application is (or is to be) made to waive a requirement of a sort described in subsection (2).
- (4) Subsection (5) applies to a relevant power to make provision about the content of a planning application or associated document.
- (5) The power includes power to make provision requiring the application or associated document, or any particular content of it, to be prepared or endorsed by a person with particular qualifications or experience.
- (6) Subsection (7) applies to any power within subsection (1) or (4).
- (7) The power may be exercised by making provision referring (and giving effect) to such material of a particular description as is published from time to time by the Secretary of State on a government website together with a statement that it has effect for the purposes of the provision in question.
- (8) Provision that may be made by virtue of subsection (7) includes, for example, provision requiring or allowing a planning application to be made (or an associated document to be provided) using such a form, or in accordance with such specifications, as are published from time to time as mentioned in that subsection.
- (9) In this section, a “relevant power to make provision” about a certain matter is a power of the Secretary of State under this Act to make subordinate provision about that matter, if and so far as the power is exercisable in relation to England.
- (10) It is irrelevant for the purposes of subsection (9) in what terms a power is conferred (and, in particular, whether it relates specifically to the matter in question or is a more general power capable of exercise in relation to that matter).
- (11) In this section –
 - “associated document” means any document or other material that –
 - (a) accompanies, relates to, or is or is to be subject of, a planning application, and

- (b) is required by or under this Act to be provided by or on behalf of the person making the application;
- “planning application” means—
- (a) an application under, or for the purposes of, any provision of Part 3 or 8 of this Act or any subordinate provision made under that Part, or 5
- (b) an application under section 191 or 192, but does not include an application made in legal proceedings;
- “provided” includes prepared, submitted, issued, served, notified and published; 10
- “subordinate provision” means provision in an order or in regulations.”
- (2) In section 62(2A) of TCPA 1990 (powers relating to applications for planning permission to include certain applications under conditions), before paragraph (a) insert— 15
- “(za) applications for any consent, agreement or approval required by a condition under section 61C(1)(b).”
- (3) In paragraph 14 of Schedule 7A to TCPA 1990 (biodiversity gain plans) at the end insert—
- “(4) Section 327ZA applies to the power conferred by sub-paragraph (3) as if a biodiversity gain plan were an “associated document” within the meaning of that section.” 20
- (4) In section 17 of the Listed Buildings Act (conditions of listed building consent), after subsection (3) insert—
- “(4) Regulations under this Act in relation to England may, in relation to applications made pursuant to a condition attached to listed building consent, make any provision corresponding to provision that may be made in relation to applications for such consent under section 10(3).” 25
- (5) In section 89 of the Listed Buildings Act (application of general provisions of TCPA 1990)— 30
- (a) in subsection (1), after the entry for section 323A insert—
- “section 327ZA (powers as to form and content of applications in England);”;
- (b) before subsection (1A) insert—
- “(1ZC) In section 327ZA of the principal Act as applied by this section, references to a planning application are to be read as references to an application under, or for the purposes of, any provision of Chapter 2 of Part 1 of this Act or any subordinate provision made under that Chapter (but are not to be read as including an application made in legal proceedings).” 35 40

- (6) In section 10 of the Hazardous Substances Act (conditions of hazardous substance consent), after subsection (3) insert—
- “(4) Regulations in relation to England may, in relation to applications made pursuant to a condition attached to hazardous substance consent, make any provision corresponding to provision that may be made in relation to applications for such consent under section 7.” 5
- (7) In section 37 of the Hazardous Substances Act (application of general provisions of TCPA 1990) —
- (a) in subsection (2), after the entry for section 323A insert—
- “section 327ZA (powers as to form and content of applications in England);”; 10
- (b) at the end insert—
- “(5) In section 327ZA of the principal Act as applied by this section, references to a planning application are to be read as references to an application under, or for the purposes of, any provision of this Act or any subordinate provision made under this Act (but are not to be read as including an application made in legal proceedings).” 15

117 Additional powers in relation to planning obligations

In section 106A of TCPA 1990 (modification and discharge of planning obligations), after subsection (9) insert— 20

- “(9A) Regulations may make provision for, or in connection with—
- (a) requirements which must be met in order for a planning obligation in respect of land in England to be modified or discharged; and 25
- (b) circumstances in which a planning obligation in respect of land in England may not be modified or discharged.”

118 Fees for certain services in relation to nationally significant infrastructure projects

- (1) After section 54 of the Planning Act 2008 (rights of entry: Crown land) insert— 30

“CHAPTER 4

FEES

54A Power to provide for fees for certain services in relation to nationally significant infrastructure projects

- (1) The Secretary of State may make regulations for and in connection with the charging of fees by prescribed public authorities in relation to the provision of relevant services. 35

-
- (2) A "relevant service" means any advice, information or other assistance (including a response to a consultation) provided in connection with—
- (a) an application or proposed application—
 - (i) for an order granting development consent, or
 - (ii) to make a change to, or revoke, such an order, or
 - (b) any other prescribed matter relating to nationally significant infrastructure projects.
- 5
- (3) The regulations under subsection (1) may in particular make provision—
- (a) about when a fee (including a supplementary fee) may, and may not, be charged;
 - (b) about the amount which may be charged;
 - (c) about what may, and may not, be taken into account in calculating the amount charged;
 - (d) about who is liable to pay a fee charged;
 - (e) about when a fee charged is payable;
 - (f) about the recovery of fees charged;
 - (g) about waiver, reduction or repayment of fees;
 - (h) about the effect of paying or failing to pay fees charged (including provision permitting a public authority prescribed under subsection (1) to withhold a relevant service that they would otherwise be required to provide under an enactment until any outstanding fees for that service are paid);
 - (i) for the supply of information for any purpose of the regulations;
 - (j) conferring a function, including a function involving the exercise of a discretion, on any person.
- 15
- 20
- 25
- (4) However, the regulations may not permit a public authority to charge fees for the provision of a relevant service to an excluded person, unless the relevant service is provided in connection with an application or proposed application by that person—
- (a) for an order granting development consent, or
 - (b) to make a change to, or revoke, such an order.
- 30
- (5) A public authority prescribed under subsection (1) must have regard to any guidance published by the Secretary of State in relation to the exercise of its functions under the regulations.
- 35
- (6) In this section—
- “excluded person” means—
- (a) the Secretary of State;
 - (b) the Mayor of London;
 - (c) a local planning authority;
- 40

- (d) a mayoral combined authority (within the meaning given in section 107A of the Local Democracy, Economic Development and Construction Act 2009);
 - (e) a qualifying neighbourhood body;
 - (f) such other person as may be prescribed by regulations; 5
- “public authority” means any person certain of whose functions are of a public nature;
- “qualifying neighbourhood body” means –
- (a) a qualifying body within the meaning given by section 61E(6) of TCPA 1990 (and includes a community organisation which is to be regarded as such a qualifying body by virtue of paragraph 4(2) of Schedule 4C to that Act), or 10
 - (b) a qualifying body within the meaning given by section 38A(12) of PCPA 2004.” 15

119 Power to shorten deadline for examination of development consent order applications

- (1) Section 98 of the Planning Act 2008 (timetable for examining, and reporting on, application for development consent order) is amended as follows.
- (2) After subsection (4) insert – 20
 - “(4A) The Secretary of State may set a date for a deadline under subsection (1) that is earlier than the date for the time being set.”
- (3) In subsection (6), after “subsection (4)” insert “or (4A)”.

120 Additional powers in relation to non-material changes to development consent orders 25

In paragraph 2 of Schedule 6 to the Planning Act 2008 (non-material changes), after sub-paragraph (1) insert –

- “(1A) The Secretary of State may by regulations make provision about –
- (a) the decision-making process in relation to the exercise of the power conferred by sub-paragraph (1); 30
 - (b) the making of the decision as to whether to exercise that power;
 - (c) the effect of a decision to exercise that power.
- This is subject to sub-paragraph (2).
- (1B) The power to make regulations under sub-paragraph (1A) includes power to allow a person to exercise a discretion.” 35

121 Hazardous substances consent: connected applications to the Secretary of State

In section 62A of TCPA 1990 (when application may be made directly to the Secretary of State), in subsection (3)(a) –

- (a) in sub-paragraph (i) omit “or”; 5
- (b) after that sub-paragraph insert –
 - “(ia) an application for hazardous substances consent under the Planning (Hazardous Substances) Act 1990, or”.

122 Regulations and orders under the Planning Acts 10

- (1) In section 333 of TCPA 1990 (regulations and orders) –
 - (a) after subsection (2A) insert –
 - “(2B) Regulations made under this Act may make consequential, supplementary, incidental, transitional, transitory or saving provision.”; 15
 - (b) after subsection (7) insert –
 - “(8) Orders made under this Act by statutory instrument may make consequential, supplementary, incidental, transitional, transitory or saving provision.”
- (2) In section 238 of TCPA 1990 (consecrated land), in subsection (5)(c), for the words from “contain” to the end substitute “in particular by virtue of section 333(2B) include provision as to the closing of registers”. 20
- (3) In TCPA 1990, omit the following –
 - (a) section 61Z2(3);
 - (b) section 106ZB(2)(a); 25
 - (c) in section 116(2), the words “and incidental or supplementary provision”;
 - (d) section 202G(4);
 - (e) section 303(6)(a);
 - (f) section 303ZA(4)(a); 30
 - (g) section 319A(10)(a);
 - (h) section 319B(10)(a);
 - (i) in Schedule 4D, paragraph 1(3).
- (4) In section 93 of the Listed Buildings Act (regulations and orders), for subsection (6) substitute – 35
 - “(6) Regulations made under this Act and orders made under this Act by statutory instrument may make consequential, supplementary, incidental, transitional, transitory or saving provision.”
- (5) In the Listed Buildings Act, omit the following –

- (a) section 88D(9)(a);
 - (b) section 88E(9)(a).
- (6) In section 40 of the Hazardous Substances Act (regulations) –
- (a) in the heading, after “Regulations” insert “and orders”;
 - (b) after subsection (4) insert – 5
 - “(5) Regulations made under this Act and orders made under this Act by statutory instrument may make consequential, supplementary, incidental, transitional, transitory or saving provision.”
- (7) In section 5 of the Hazardous Substances Act (power to prescribe hazardous substances), in subsection (3), for “to make such transitional provision” substitute “under section 40(5) for regulations under this section to make transitional provision”. 10
- (8) In the Hazardous Substances Act, omit the following – 15
- (a) section 21A(9)(a);
 - (b) section 21B(9)(a).

123 Pre-consolidation amendment of planning, development and compulsory purchase legislation

- (1) The Secretary of State may by regulations make such amendments and modifications of the relevant enactments as in the Secretary of State’s opinion facilitate, or are otherwise desirable in connection with, the consolidation of some or all of those enactments. 20
- (2) “Relevant enactments” means –
- (a) the enactments listed in subsection (3), and
 - (b) any other enactments, whenever passed or made, so far as relating to – 25
 - (i) planning or development, or
 - (ii) the compulsory purchase of land (including compensation for such purchases).
- (3) The enactments referred to in subsection (2)(a) are – 30
- the Land Clauses Consolidation Act 1845;
 - the Railway Clauses Consolidation Act 1845;
 - sections 9, 13, 76 and 77 of the National Parks and Access to the Countryside Act 1949;
 - the Land Compensation Act 1961; 35
 - the Compulsory Purchase Act 1965;
 - the Agriculture Act 1967;
 - the Civic Amenities Act 1967;
 - the Land Compensation Act 1973;

-
- sections 13 to 16 of (and Schedule 1 to) the Local Government (Miscellaneous Provisions) Act 1976;
 Parts 13, 14, 16 and 18 of the Local Government, Planning and Land Act 1980;
 the Compulsory Purchase (Vesting Declarations) Act 1981; 5
 the Acquisition of Land Act 1981;
 the New Towns Act 1981;
 Part 3 of the Housing Act 1988;
 TCPA 1990;
 the Listed Buildings Act; 10
 the Hazardous Substances Act;
 the Planning and Compensation Act 1991;
 Part 3 and section 96 of (and Schedule 14 to) the Environment Act 1995;
 GLAA 1999; 15
 PCPA 2004;
 the Planning Act 2008;
 the Planning and Energy Act 2008;
 Chapter 3 of Part 5, Part 6 and Chapter 2 of Part 8 of the Localism Act 2011; 20
 Parts 6 and 7 of the Housing and Planning Act 2016;
 section 15 of the Neighbourhood Planning Act 2017;
 Parts 3 to 9 of this Act.
- (4) For the purposes of this section, “amend” includes repeal and revoke (and similar terms are to be read accordingly). 25
- (5) Subsection (6) applies where, in the Secretary of State’s opinion, an amendment or modification made by regulations under this section facilitates or is otherwise desirable in connection with the consolidation of certain relevant enactments.
- (6) The regulations must provide that the amendment or modification comes into force immediately before an Act consolidating those relevant enactments comes into force. 30
- (7) Regulations under this section must not make any provision which is within—
 (a) Scottish devolved legislative competence,
 (b) Welsh devolved legislative competence, or 35
 (c) Northern Ireland devolved legislative competence,
 unless that provision is a restatement of provision or is merely incidental to, or consequential on, provision that would be outside that legislative competence.
- (8) For the purposes of subsection (7)— 40

- (a) provision is within “Scottish devolved legislative competence” where, if it were included in an Act of the Scottish Parliament, it would be within the legislative competence of that Parliament;
 - (b) provision is within “Welsh devolved legislative competence” where, if it were included in an Act of Senedd Cymru, it would be within the legislative competence of the Senedd (including any provision that could be made only with the consent of a Minister of the Crown);
 - (c) provision is within “Northern Ireland devolved legislative competence” where the provision –
 - (i) would be within the legislative competence of the Northern Ireland Assembly, if it were included in an Act of that Assembly, and
 - (ii) would not, if it were included in a Bill for an Act of the Northern Ireland Assembly, result in the Bill requiring the consent of the Secretary of State.
- (9) In this section “Minister of the Crown” has the same meaning as in the Ministers of the Crown Act 1975.

PART 4

INFRASTRUCTURE LEVY

124 Infrastructure Levy: England 20

Schedule 11 makes provision for, and in connection with, the imposition, in England, of a charge to be known as Infrastructure Levy.

125 Power to designate Homes and Communities Agency as a charging authority

In section 14 of the Housing and Regeneration Act 2008 (contents of designation orders), after subsection (6) insert – 25

- “(6A) The order may provide that where the HCA is the local planning authority for the whole or any part of the designated area it is to be a charging authority under section 204B(3)(b) of the Planning Act 2008 (Infrastructure Levy) for the whole or any part of that area –
- (a) for all or specified purposes, 30
 - (b) in relation to all or specified kinds of development, and
 - (c) in place of any person or body who would otherwise be the charging authority for that area, for those purposes, and in relation to those kinds of development.”

126 Restriction of Community Infrastructure Levy to Greater London and Wales 35

- (1) Part 11 of the Planning Act 2008 (Community Infrastructure Levy) is amended as follows.
- (2) In the Part heading, at the end insert “: Greater London and Wales”.

- (3) In section 205 (the levy) –
- (a) in subsection (1), after “imposition” insert “, in Greater London and Wales,”;
 - (b) in subsection (3), in the Table, omit the second entry.
- (4) In section 206 (the charge) – 5
- (a) in subsection (1), after “A charging authority” insert “in Greater London or Wales”;
 - (b) for subsection (3) substitute –
 - “(3) The Mayor of London is the charging authority for Greater London.”; 10
 - (c) in subsection (4) –
 - (i) in the words before paragraph (a), for “, or in the case of Greater London one of the charging authorities,” substitute “in Wales”;
 - (ii) in the words before paragraph (a), omit “, (3)(b) or (c)”; 15
 - (iii) in paragraph (a), at the end insert “in Wales, and”;
 - (iv) omit paragraphs (c) to (e);
 - (d) in subsection (5) –
 - (i) omit paragraph (a) (together with the “and” at the end of that paragraph); 20
 - (ii) in paragraph (b) omit “in relation to Wales”;
 - (e) omit subsection (6).
- (5) Omit section 207 (joint committees).
- (6) In section 223(1) (relationship with other powers), before paragraph (a) insert –
- “(za) Part 10A (Infrastructure Levy: England) (including any power conferred by IL regulations under that Part),”.

PART 5

COMMUNITY LAND AUCTION PILOTS

Community land auction arrangements

- 127 Community land auction arrangements and their purpose** 30
- (1) In making CLA regulations, or giving a direction under this Part, the Secretary of State must aim to ensure that the overall purpose of community land auction arrangements is to ensure that costs incurred in –
- (a) supporting the development of an area, and
 - (b) achieving any purpose specified under section 129(7), section 130(3) or section 131(3), 35
- can be funded (wholly or partly) by owners or developers of land.

- (2) “CLA regulations” means regulations made under this Part by the Secretary of State.
- (3) A “community land auction arrangement” means an arrangement provided for in CLA regulations under which—
- (a) a local planning authority is to invite anyone who has a freehold or leasehold interest in land in the authority’s area to offer to grant a CLA option over the land, with a view to the land being allocated for development in the next local plan for the authority’s area, 5
 - (b) any CLA option granted under the arrangement ceases to have effect if the land subject to the option is not so allocated when that plan is adopted or approved (unless the option has already been exercised or been withdrawn or otherwise ceased to have effect), and 10
 - (c) the local planning authority may —
 - (i) exercise the CLA option and dispose of the interest in the land to a person who proposes to develop the land, 15
 - (ii) exercise the CLA option with a view to developing the land itself, or
 - (iii) dispose of the CLA option to a person who proposes to exercise it and then develop the land.
- (4) A “CLA option”, in relation to land, means an option to acquire a freehold or leasehold interest in the land which— 20
- (a) subject to CLA regulations under paragraph (c), can be—
 - (i) exercised by the local planning authority in whose area the land is situated, or
 - (ii) disposed of by that authority to any other person, on such terms as the authority considers appropriate, 25
 - (b) is granted under a community land auction arrangement, and
 - (c) meets any requirements imposed by CLA regulations.
- (5) CLA regulations under subsection (4)(c) may, in particular, include provision about— 30
- (a) how long a CLA option must be capable of being exercised for;
 - (b) when, or the circumstances in which, a CLA option may or must be capable of being exercised;
 - (c) when, or the circumstances in which, a CLA option may or must cease to have effect; 35
 - (d) when, or the circumstances in which, a CLA option may or must be withdrawn;
 - (e) when, the circumstances in which or the terms on which, a CLA option may or must be disposed of;
 - (f) sums that are to be paid under or in connection with a CLA option (including provision permitting or requiring such sums to be adjusted to reflect changes in the value of money); 40
 - (g) the form and content of a CLA option.

128 Power to permit community land auction arrangements

- (1) This section applies where –
- (a) the Secretary of State directs that a local planning authority which is to prepare a local plan may put in place a community land auction arrangement in relation to that plan, 5
 - (b) the local planning authority resolves to do so (and that resolution has not been rescinded), and
 - (c) the community land auction arrangement has not come to an end.
- (2) The local plan may only allocate land in the authority’s area for development –
- (a) if the land is subject to a CLA option or a CLA option has already been exercised in relation to it, or 10
 - (b) in circumstances which are prescribed by CLA regulations.
- (3) Any financial benefit that the local planning authority has derived, or will or could derive, from a CLA option may be taken into account –
- (a) in deciding whether to allocate land which is subject to the option, or in relation to which the option has been exercised, for development in the local plan; 15
 - (b) in deciding whether the local plan is sound in an examination under Part 2 of PCPA 2004.
- (4) CLA regulations may make provision about how, or to what extent, any financial benefit may be taken into account under subsection (3) (including provision about how any financial benefit is to be weighed against any other considerations which may be relevant to whether the land should be allocated for development in the local plan or to whether the plan is sound). 20
- (5) References in this section to a local plan do not include references to a joint local plan (but see section 133 in relation to the application of this Part in relation to joint local plans). 25

CLA receipts

129 Application of CLA receipts

- (1) CLA regulations must require a local planning authority which receives sums that represent financial benefit derived from CLA options over land in its area (“CLA receipts”) to apply them, or cause them to be applied, to –
- (a) support the development of an area by funding the provision, improvement, replacement, operation or maintenance of infrastructure, 30
or 35
 - (b) fund the operation of community land auction arrangements in relation to its area.
- (2) Subsection (1) is subject to the following provisions of this section and sections 130(1) to (3) and 131(2) and (3).

- (3) CLA regulations may make provision about the extent to which the CLA receipts received by a local planning authority may or must be applied to funding the provision, improvement, replacement, operation or maintenance of infrastructure of a particular description.
- (4) In this section (except subsection (6)) and sections 130(2), 131(2) and 132 "infrastructure" includes – 5
- (a) roads and other transport facilities,
 - (b) flood defences,
 - (c) schools and other educational facilities,
 - (d) medical facilities, 10
 - (e) sporting and recreational facilities,
 - (f) open spaces,
 - (g) affordable housing,
 - (h) facilities and equipment for emergency and rescue services,
 - (i) facilities and spaces which – 15
 - (i) preserve or improve the natural environment, or
 - (ii) enable or facilitate enjoyment of the natural environment, and
 - (j) facilities and spaces for the mitigation of, and adaption to, climate change.
- (5) In subsection (4)(g) “affordable housing” means – 20
- (a) social housing within the meaning of Part 2 of the Housing and Regeneration Act 2008, and
 - (b) any other description of housing that CLA regulations may specify.
- (6) CLA regulations may amend this section so as to –
- (a) add, remove or vary an entry in the list of matters included within the meaning of “infrastructure”; 25
 - (b) list matters excluded from the meaning of "infrastructure".
- (7) CLA regulations may make provision about circumstances in which local planning authorities may apply a specified amount of CLA receipts, or cause a specified amount of CLA receipts to be applied, towards specified purposes which are not mentioned in subsection (1). 30
- (8) CLA regulations may specify –
- (a) works, installations and other facilities whose provision, improvement or replacement may or is to be, or may not be, funded by CLA receipts,
 - (b) maintenance activities and operational activities (including operational activities of a promotional kind) in connection with infrastructure that may or are to be, or may not be, funded by CLA receipts, 35
 - (c) things within subsection (1)(b) that may or are to be, or may not be, funded by CLA receipts,
 - (d) things within section 130(2) that may or are to be, or may not be, funded by CLA receipts passed to a person in discharge of a duty under section 130(1), 40

- (e) things within section 131(2) that may or are to be, or may not be, funded by CLA receipts to which provision under section 131(2) relates,
 - (f) criteria for determining the areas that may benefit from funding by CLA receipts, and
 - (g) what is to be, or not to be, treated as funding. 5
- (9) The regulations may –
- (a) require local planning authorities in relation to which section 128 applies to prepare and publish a list of what is to be, or may be, wholly or partly funded by CLA receipts;
 - (b) include provision about the procedure to be followed in preparing a list (which may include provision for consultation or for the appointment of an independent person or both); 10
 - (c) include provision about the circumstances in which a local planning authority may and may not apply CLA receipts to anything not included on the list; 15
 - (d) permit or require the list to be prepared and published as part of a CLA infrastructure delivery strategy (see section 132).
- (10) In making provision about funding the regulations may, in particular –
- (a) permit CLA receipts to be used to reimburse expenditure already incurred; 20
 - (b) permit CLA receipts to be reserved for expenditure that may be incurred in the future;
 - (c) permit CLA receipts to be applied (either generally or subject to limits set by or determined in accordance with the regulations) to administrative expenses in connection with infrastructure or anything within section 130(2)(a)(ii) or section 131(2)(b) or otherwise in connection with a community land auction arrangement; 25
 - (d) include provision for the giving of loans, guarantees or indemnities;
 - (e) make provision about the application of CLA receipts where anything to which they were to be applied no longer requires funding. 30
- (11) The regulations may –
- (a) require a local planning authority to account separately, and in accordance with the regulations, for CLA receipts received or due;
 - (b) require a local planning authority to monitor the use made and to be made of CLA receipts in its area; 35
 - (c) require a local planning authority to report on actual or expected collection and application of CLA receipts;
 - (d) permit a local planning authority to cause money to be applied in respect of things done outside its area;
 - (e) permit a local planning authority or other body to spend or retain money; 40
 - (f) permit a local planning authority to pass money to another body (and in paragraphs (a) to (e) a reference to a local planning authority

includes a reference to a body to which a local planning authority passes money in reliance on this paragraph).

- (12) For the purposes of subsection (1) a financial benefit is derived from a CLA option if it arises as a consequence of the local planning authority –
- (a) exercising the option and developing or disposing of the land which was subject to it, or 5
 - (b) disposing of the option.

130 Duty to pass CLA receipts to other persons

- (1) CLA regulations may require a local planning authority that receives CLA receipts in respect of development in an area to pass them to a person other than the authority. 10
- (2) CLA regulations imposing a duty under subsection (1) must contain provision to secure that any CLA receipts passed to a person in discharge of the duty are used to –
- (a) support the development of the area to which the duty relates, or of any part of that area, by funding – 15
 - (i) the provision, improvement, replacement, operation or maintenance of infrastructure, or
 - (ii) anything else that is concerned with addressing demands that development places on an area, or 20
 - (b) fund the operation of community land auction arrangements in relation to land in the local planning authority’s area.
- (3) CLA regulations may make provision about circumstances in which a specified amount of the CLA receipts may be used for specified purposes which are not mentioned in subsection (2). 25
- (4) A duty under subsection (1) may relate to –
- (a) the whole of a local planning authority’s area or the whole of the combined area of two or more local planning authorities, or
 - (b) part only of such an area or combined area.
- (5) CLA regulations may make provision about the persons to whom CLA receipts may or must, or may not, be passed in discharge of a duty under subsection (1). 30
- (6) A duty under subsection (1) may relate –
- (a) to all CLA receipts (if any) received in respect of the area to which the duty relates, or 35
 - (b) such part of those CLA receipts as is specified in, or determined under or in accordance with, CLA regulations.
- (7) CLA regulations may make provision in connection with the timing of payments in discharge of a duty under subsection (1).

- (8) CLA regulations may, in relation to CLA receipts passed to a person in discharge of a duty under subsection (1), make provision about—
- (a) accounting for the CLA receipts,
 - (b) monitoring their use,
 - (c) reporting on their use, 5
 - (d) responsibilities of local planning authorities for things done by the person in connection with the CLA receipts,
 - (e) recovery of the CLA receipts, and any income or profits accruing in respect of them or from their application, in cases where—
 - (i) anything to be funded by them has not been provided, or 10
 - (ii) they have been misapplied,
 including recovery of sums or other assets representing them or any such income or profits, and
 - (f) use of anything recovered in cases where—
 - (i) anything to be funded by the CLA receipts has not been provided, or 15
 - (ii) the CLA receipts have been misapplied.
- (9) This section does not limit section 129(11)(f).

131 Use of CLA receipts in an area to which section 130(1) duty does not relate

- (1) Subsection (2) applies where— 20
- (a) there is an area to which a particular duty under section 130(1) relates, and
 - (b) there is also an area to which that duty does not relate (“the uncovered area”).
- (2) CLA regulations may provide that the local planning authority that receives CLA receipts in respect of development in the uncovered area may apply the CLA receipts, or cause them to be applied, to— 25
- (a) support development by funding the provision, improvement, replacement, operation or maintenance of infrastructure,
 - (b) support development of the uncovered area, or of any part of that area, by funding anything else that is concerned with addressing demands that development places on an area, or 30
 - (c) funding the operation of community land auction arrangements in relation to the local planning authority’s area.
- (3) The regulations may make provision about circumstances in which the authority may apply a specified amount of CLA receipts, or cause a specified amount of CLA receipts to be applied, towards specified purposes which are not mentioned in subsection (2). 35
- (4) Provision under subsection (2)(a) or (b) may relate to the whole, or part only, of the uncovered area. 40
- (5) Provision under subsection (2) may relate—

- (a) to all CLA receipts (if any) received in respect of the area to which the provision relates, or
- (b) such part of those CLA receipts as is specified in, or determined under or in accordance with, CLA regulations.

132	CLA infrastructure delivery strategy	5
(1)	CLA regulations may require a local planning authority in relation to which section 128 applies to prepare and publish a CLA infrastructure delivery strategy.	
(2)	A CLA infrastructure delivery strategy is a document which—	
	(a) sets out the strategic plans (however expressed) of the local planning authority in relation to the application of CLA receipts, and	10
	(b) includes such other information as may be prescribed by CLA regulations.	
(3)	A CLA infrastructure delivery strategy may and, if required by CLA regulations, must set out the plans (however expressed) of the local planning authority in relation to the provision, improvement, replacement, operation and maintenance of infrastructure in the authority’s area.	15
(4)	A local planning authority may at any time prepare and publish a revision to, or replacement of, its CLA infrastructure delivery strategy.	
(5)	CLA regulations may make provision for the independent examination of—	20
	(a) CLA infrastructure delivery strategies, and	
	(b) revisions to, or replacements of, such strategies.	
(6)	The regulations may make provision for an examination to be combined with—	
	(a) an examination under Part 2 of PCPA 2004 in relation to a local plan, or	25
	(b) an examination under Part 10A of the Planning Act 2008 in relation to an infrastructure delivery strategy under that Part.	
(7)	The regulations may, in particular, make provision—	
	(a) about who is to carry out the examination;	30
	(b) about what the examiner must, may or may not consider;	
	(c) about the procedure to be followed;	
	(d) about recommendations, or other consequences, arising from or in connection with the examination;	
	(e) about circumstances in which an examination is not required;	35
	(f) applying, or corresponding to, any provision made by or under Part 10A of the Planning Act 2008 relating to an examination in relation to a charging schedule or infrastructure delivery strategy under that Part (with or without modifications).	

- (8) A local planning authority which is required to prepare and publish a CLA infrastructure delivery strategy must have regard to any guidance published by the Secretary of State in relation to the preparation, publication, revision or replacement of CLA infrastructure delivery strategies.
- (9) CLA regulations may make provision about— 5
- (a) the form and content of CLA infrastructure delivery strategies;
 - (b) the publication of CLA infrastructure delivery strategies and any related documents;
 - (c) the procedures to be followed in relation to the preparation, revision or replacement of CLA infrastructure delivery strategies; 10
 - (d) the timing of any steps in connection with the preparation, publication, revision or replacement of CLA infrastructure delivery strategies;
 - (e) the evidence required to inform the preparation of CLA infrastructure delivery strategies;
 - (f) consultation in connection with CLA infrastructure delivery strategies; 15
 - (g) the preparation of joint CLA infrastructure delivery strategies;
 - (h) the period of time for which CLA infrastructure delivery strategies are valid.

General

133 Power to provide for authorities making joint local plans 20

- (1) CLA regulations may make provision applying any provision made by or under this Part in relation to local planning authorities whose next local plan is to be a joint local plan, with or without modifications.
- (2) Where CLA regulations make provision under subsection (1) which permits local planning authorities that are to make a joint local plan to put in place a community land auction arrangement jointly, it must include provision about how CLA receipts deriving from that arrangement are to be shared between the authorities. 25

134 Parliamentary scrutiny of pilot

- (1) The Secretary of State must prepare a report which— 30
- (a) assesses the effectiveness of the operation of this Part in delivering the overall purpose mentioned in section 127(1), and
 - (b) contains such other information about, or assessments as to the effect of, community land auction arrangements as the Secretary of State considers appropriate. 35
- (2) The Secretary of State must lay the report before each House of Parliament before the later of—
- (a) the end of the period of 24 months beginning with the day on which this Part expires in accordance with section 136, and

- (b) the end of the period of 24 months beginning with the day on which the final community land auction arrangement comes to an end.
- (3) The “final community land auction arrangement” means the last community land auction arrangement to come to an end.
- (4) After the report has been laid before each House of Parliament under subsection (2), the Secretary of State must publish it as soon as is reasonably practicable. 5
- (5) In calculating a period of 24 months mentioned in subsection (2), no account is to be taken of any time during which—
 - (a) Parliament is dissolved or prorogued, or 10
 - (b) either House of Parliament is adjourned for more than 4 days.

135 CLA regulations: further provision and guidance

- (1) CLA regulations may make provision—
 - (a) about the leasehold interests in relation to which a community land auction arrangement may, may not or must be capable of applying; 15
 - (b) permitting a local planning authority to exclude land from a community land auction arrangement and disapply section 128(2) in relation to that land;
 - (c) about the procedures to be followed under, or in connection with, a community land auction arrangement; 20
 - (d) about the provision or publication of information under, or in connection with, a community land auction arrangement;
 - (e) about how, when or the circumstances in which anything must be done under, or in connection with, a community land auction arrangement; 25
 - (f) about the treatment of anyone who has an interest in or over land which is subject to a CLA option;
 - (g) about when a community land auction arrangement is to be taken to be put in place or to come to an end;
 - (h) about how section 106 of TCPA 1990 (planning obligations) is to be used, or is not to be used, where section 128 applies or has applied (including provision about the circumstances in which a planning obligation under that section may constitute a reason for granting planning permission); 30
 - (i) about the exercise of any other power relating to planning or development; 35
 - (j) about anything else relating to planning or development.
- (2) The Secretary of State may give guidance to a local planning authority or other authority about, or in connection with, community land auction arrangements (including guidance about how any power relating to planning or development is to be exercised in circumstances which include, or may 40

include, a community land auction arrangement); and authorities must have regard to the guidance.

- (3) Provision may be made under subsection (1)(h) to (j), and guidance may be given under subsection (2), only if the Secretary of State thinks it necessary or expedient for – 5
- (a) delivering the overall purpose mentioned in section 127(1),
 - (b) enhancing the effectiveness, or increasing the use, of CLA regulations or community land auction arrangements,
 - (c) preventing agreements, undertakings or other transactions from being used to undermine or circumvent CLA regulations or community land auction arrangements, 10
 - (d) preventing agreements, undertakings or other transactions from being used to achieve a purpose that the Secretary of State thinks would better be achieved through the application of CLA regulations or community land auction arrangements, or 15
 - (e) preventing or restricting the imposition of burdens, the making of agreements or the giving of undertakings, in addition to those in connection with CLA regulations or community land auction arrangements.
- (4) CLA regulations may – 20
- (a) confer functions on any person, including functions involving the exercise of a discretion;
 - (b) make consequential, supplementary or incidental provision under section 219(1)(c) which disapplies, or modifies the effect of, any provision made by or under an Act of Parliament (whenever passed or made). 25

136 Expiry of Part 5

- (1) This Part, other than section 134 and this section, expires at the end of the period of 10 years beginning with the date on which CLA regulations are first made. 30
- (2) Subsection (1) does not affect –
- (a) any community land auction arrangement which is put in place before the expiry of this Part (whether or not it comes to an end before this Part expires);
 - (b) any CLA option, or allocation of land for development in a local plan, that is made under a community land auction arrangement which is put in place before the expiry of this Part (whether or not it comes to an end before this Part expires); 35
 - (c) the treatment of any CLA receipts after the expiry of this Part.
- (3) Subsections (1) and (2) are subject to such transitional, transitory or saving provision as may be made by CLA regulations in connection with the expiry of this Part. 40

137 Interpretation of Part 5

In this Part—

- “CLA option” has the meaning given by section 127(4);
 - “CLA receipts” has the meaning given by section 129(1);
 - “CLA regulations” has the meaning given by section 127(2); 5
 - “community land auction arrangement” has the meaning given by section 127(3);
 - “joint local plan” and “local plan” have the same meaning as in Part 2 of PCPA 2004 (see, in particular, section 15LH of that Act);
 - “local planning authority” means a local planning authority for the purposes of Part 2 of PCPA 2004 (see, in particular, section 15LF of that Act) other than— 10
 - (a) a joint committee constituted under section 15J of that Act,
 - (b) an urban development corporation, a development corporation established under the New Towns Act 1981 or a Mayoral development corporation, or 15
 - (c) the Homes and Communities Agency,
- and references to the area of a local planning authority are to the area for which the authority is the local planning authority in accordance with Part 2 of PCPA 2004. 20

PART 6

ENVIRONMENTAL OUTCOMES REPORTS

Setting environmental outcomes

138 Power to specify environmental outcomes

- (1) Regulations made by the Secretary of State under this Part (“EOR regulations”) may specify outcomes relating to environmental protection in the United Kingdom or a relevant offshore area that are to be “specified environmental outcomes” for the purposes of this Part. 25
- (2) “Environmental protection” means—
 - (a) protection of the natural environment, cultural heritage and the landscape from the effects of human activity; 30
 - (b) protection of people from the effects of human activity on the natural environment, cultural heritage and the landscape;
 - (c) maintenance, restoration or enhancement of the natural environment, cultural heritage or the landscape; 35
 - (d) monitoring, assessing, considering, advising or reporting on anything in paragraphs (a) to (c).
- (3) The “natural environment” means—
 - (a) plants, wild animals and other living organisms,

- (b) their habitats,
 - (c) land (except buildings or other structures), air and water,
and the natural systems, cycles and processes through which they interact.
- (4) “Cultural heritage” means any building, structure, other feature of the natural or built environment or site, which is of historic, architectural, archaeological or artistic interest. 5
- (5) Before making any EOR regulations which contain provision about what the specified environmental outcomes are to be, the Secretary of State must have regard to the current environmental improvement plan (within the meaning of Part 1 of the Environment Act 2021). 10

Power to require environmental outcomes reports

139 Environmental outcomes reports for relevant consents and relevant plans

- (1) EOR regulations may make provision requiring an environmental outcomes report to be prepared in relation to a proposed relevant consent or a proposed relevant plan. 15
- (2) Where an environmental outcomes report is required to be prepared in relation to a proposed relevant consent—
- (a) the proposed relevant consent may not be given, unless an environmental outcomes report has been prepared in relation to it, and 20
 - (b) that report must be taken into account or given effect, in accordance with EOR regulations, in determining whether and on what terms the proposed consent is to be given.
- (3) Where an environmental outcomes report is required to be prepared in relation to a proposed relevant plan— 25
- (a) no step may be taken which would have the effect of bringing the proposed relevant plan into effect, unless an environmental outcomes report has been prepared in relation to it, and
 - (b) that report must be taken into account or given effect, in accordance with EOR regulations, in determining whether and on what terms the proposed relevant plan is to have effect. 30
- (4) An “environmental outcomes report”, in relation to a proposed relevant consent or proposed relevant plan, means a written report which assesses—
- (a) the extent to which the proposed relevant consent or proposed relevant plan would, or is likely to, impact on the delivery of specified environmental outcomes, 35
 - (b) any steps that may be proposed for the purposes of—
 - (i) increasing the extent to which a specified environmental outcome is delivered;
 - (ii) avoiding the effects of a specified environmental outcome not being delivered to any extent; 40

- (iii) so far as the effects of a specified environmental outcome not being delivered to any extent cannot be avoided, mitigating those effects;
 - (iv) so far as the effects of a specified environmental outcome not being delivered to any extent cannot be avoided or mitigated, remedying those effects; 5
 - (v) so far as the effects of a specified environmental outcome not being delivered to any extent cannot be avoided, mitigated or remedied, compensating for the specified environmental outcome not being delivered, and 10
 - (c) any proposals about how –
 - (i) the impact of the proposed relevant consent or proposed relevant plan on the delivery of a specified environmental outcome, or
 - (ii) the taking of any proposed steps of the kind mentioned in paragraph (b), 15should be monitored or secured.
- (5) The reference in subsection (4)(b) to steps includes –
 - (a) reasonable alternatives to the relevant consent, to the project to which the relevant consent relates or to any element of either, or (as the case may be) 20
 - (b) reasonable alternatives to the relevant plan or any element of it.
- (6) Subsection (2) does not apply in relation to a relevant consent where –
 - (a) the requirement for the consent is imposed under subsection (4) of section 140, and 25
 - (b) the consent is to be given or refused in an environmental outcomes report in accordance with provision under subsection (5) of that section.
- (7) EOR regulations may include provision about or in connection with –
 - (a) what is to be taken to constitute the giving of a relevant consent for the purposes of subsection (2); 30
 - (b) the proposed relevant consents and proposed relevant plans for which an environmental outcomes report is, or may be, required;
 - (c) in relation to proposed relevant consents and proposed relevant plans for which an environmental outcomes report may be required, the circumstances in which a report is required; 35
 - (d) an environmental outcomes report not needing to assess the extent to which a proposed relevant consent or proposed relevant plan would, or is likely to, impact on the delivery of a specified environmental outcome, where an adequate assessment of the impact on delivery of the outcome has in effect already been, or is to be, carried out in a different environmental outcomes report; 40
 - (e) what proposals an environmental outcomes report may or must deal with under subsection (4)(b) and (c);

- (f) how any of the assessments mentioned in subsection (4) are to be carried out;
- (g) the information to be included in, and the content and form of, an environmental outcomes report, including provision requiring, or permitting a public authority to require, a report to deal with matters in addition to those provided for in subsection (4); 5
- (h) how, and to what extent, environmental outcomes reports are to be taken into account or given effect by public authorities in considering, and making decisions in relation to, relevant consents or relevant plans; 10
- (i) the carrying out of any proposals assessed in an environmental outcomes report under subsection (4)(b) or (c).

Defining the consents and plans to which this Part applies

140 Power to define “relevant consent” and “relevant plan” etc

- (1) EOR regulations may provide that a consent of a description specified in the regulations (a “category 1 consent”) is to be a “relevant consent” for the purposes of this Part in all cases. 15
- (2) EOR regulations may provide that a consent of a description specified in the regulations (a “category 2 consent”) is to be a “relevant consent” for the purposes of this Part only if certain criteria specified in EOR regulations are met. 20
- (3) EOR regulations may make provision about, or in connection with, how, when and by whom it is to be determined whether criteria are met, such that a category 2 consent is a relevant consent.
- (4) EOR regulations may impose a requirement for a consent in relation to a project, which is to be a category 1 consent or a category 2 consent. 25
- (5) EOR regulations may make provision about, or in connection with, how a consent which is required under subsection (4) is to be given, including provision for it to be given (or refused) by an environmental outcomes report.
- (6) “Relevant plan” means a plan or programme which— 30
 - (a) relates, or may relate, to a project or to environmental protection in the United Kingdom or a relevant offshore area, and
 - (b) is specified or described in EOR regulations for the purposes of this subsection.
- (7) References in this Part to a proposed relevant consent or proposed relevant plan include references to a proposed variation or modification of, or revision to, a relevant consent or relevant plan (however described). 35
- (8) “Consent” means any consent, approval, permission, authorisation, confirmation or decision (however described, given or made) that is required, or otherwise provided for, by or under any enactment in relation to a project. 40

- (9) “Project” means a project in the United Kingdom or a relevant offshore area involving—
- (a) construction, engineering, demolition, dismantling or decommissioning,
 - (b) the installation, depositing or removal of any thing,
 - (c) the exploitation of natural resources by any means,
 - (d) a change in the use of land, a building or other structure, or
 - (e) any other activity capable of affecting the natural environment, cultural heritage or landscape.

5

Assessment and monitoring

141 Assessing and monitoring impact on outcomes etc

10

- (1) EOR regulations may make provision about, or in connection with, how the extent to which a relevant consent or relevant plan actually affects the delivery of a specified environmental outcome is to be assessed or monitored.
- (2) EOR regulations may make provision about, or in connection with, how the carrying out of any proposals assessed in an environmental outcomes report under section 139(4)(b) or (c), or requirements under subsection (3), is to be assessed or monitored.
- (3) EOR regulations may make provision requiring action to be taken, if an assessment or monitoring under subsection (1) or (2) determines that is appropriate for the purposes of—
- (a) increasing the extent to which a specified environmental outcome is delivered,
 - (b) mitigating or remedying the effects of a specified environmental outcome not being delivered to any extent, or
 - (c) compensating for a specified environmental outcome not being delivered to any extent.

15

20

25

Safeguards, devolution and exemptions

142 Safeguards: non-regression, international obligations and public engagement

- (1) The Secretary of State may make EOR regulations only if satisfied that making the regulations will not result in environmental law providing an overall level of environmental protection that is less than that provided by environmental law at the time this Act is passed.
- (2) EOR regulations may not contain provision that is inconsistent with the implementation of the international obligations of the United Kingdom relating to the assessment of the environmental impact of relevant plans and relevant consents.
- (3) In exercising functions under this Part, the Secretary of State must seek to ensure that (so far as would not otherwise be the case) arrangements will

30

35

exist under which the public will be informed of any proposed relevant consent or proposed relevant plan in sufficient detail, and at a sufficiently early stage, to enable adequate public engagement to take place.

- (4) In this section—
- “adequate public engagement” means such engagement with the public, in relation to a proposed relevant consent or proposed relevant plan, as the Secretary of State considers appropriate; 5
 - “environmental law” means environmental law (within the meaning of Part 1 of the Environment Act 2021), whether or not the environmental law is in force. 10

143 Requirements to consult devolved administrations

- (1) The Secretary of State may only make EOR regulations which contain provision within Scottish devolved competence after consulting the Scottish Ministers.
- (2) Provision is “within Scottish devolved competence” where—
- (a) if the provision were included in an Act of the Scottish Parliament, it would be within the legislative competence of that Parliament, 15
 - (b) the provision could be made by the Scottish Ministers, or
 - (c) the provision confers a function on, or modifies or removes a function of—
 - (i) the Scottish Ministers, or 20
 - (ii) a person who exercises a function of a public nature which is exercisable in or as regards Scotland and the exercise of which would be within devolved competence (within the meaning of section 54 of the Scotland Act 1998).
- (3) The Secretary of State may only make EOR regulations which contain provision within Welsh devolved competence after consulting the Welsh Ministers. 25
- (4) Provision is “within Welsh devolved competence” where—
- (a) if the provision were included in an Act of Senedd Cymru, it would be within the legislative competence of the Senedd (including any provision that could be made only with the consent of a Minister of the Crown), 30
 - (b) the provision could be made by the Welsh Ministers, or
 - (c) the provision confers a function on, or modifies or removes a function of—
 - (i) the Welsh Ministers, 35
 - (ii) a devolved Welsh authority within the meaning of the Government of Wales Act 2006 (see section 157A of that Act), or
 - (iii) a person who exercises a function of a public nature which is exercisable in or as regards Wales and could be conferred by provision falling within the legislative competence of Senedd Cymru (see section 108A of that Act). 40

- (5) The Secretary of State may only make EOR regulations which contain provision within Northern Ireland devolved competence after consulting a Northern Ireland department.
- (6) Provision is within “Northern Ireland devolved competence” where—
- (a) the provision—
 - (i) would be within the legislative competence of the Northern Ireland Assembly, if contained in an Act of that Assembly, and
 - (ii) would not, if contained in a Bill for an Act of the Northern Ireland Assembly, result in the Bill requiring the consent of the Secretary of State,
 - (b) the provision could be made by a Northern Ireland department, or
 - (c) the provision confers a function on, or modifies or removes a function of—
 - (i) a Northern Ireland department, or
 - (ii) a person who exercises a function of a public nature which is exercisable in or as regards Northern Ireland and could be conferred by provision falling within paragraph (a).
- (7) In this section “Minister of the Crown” has the same meaning as in the Ministers of the Crown Act 1975.

144 Exemptions for national defence and civil emergency etc

- (1) The Secretary of State may direct that no environmental outcomes report is required to be prepared in relation to a proposed relevant consent which is solely for the purposes of national defence or preventing or responding to civil emergency.
- (2) EOR regulations may provide for further circumstances in which the Secretary of State is to be able to direct that no environmental outcomes report is required to be prepared.
- (3) A direction under this section may provide that provision in EOR regulations specified in the direction applies (subject to any modifications specified in the direction), despite the fact that no environmental outcomes report is required to be prepared.
- (4) The Secretary of State may modify or revoke a direction under this section.

Enforcement

145 Enforcement

- (1) EOR regulations may make provision about, or in connection with, the enforcement of requirements imposed by or under this Part.
- (2) EOR Regulations under this section may, in particular, include provision—

- (a) creating a criminal offence (but may not create a criminal offence punishable with imprisonment);
 - (b) conferring a power on any court or tribunal;
 - (c) for the imposition of civil sanctions and appeals against such sanctions;
 - (d) conferring a power of entry (whether or not on the authority of a warrant); 5
 - (e) conferring a power of inspection, search, seizure or detention (whether or not on the authority of a warrant);
 - (f) authorising, or making provision for the authorisation of, the use of reasonable force in connection with a power mentioned in paragraph (d) or (e); 10
 - (g) applying, or corresponding to, any provision, made by or under any enactment, relating to enforcement in connection with a category 1 consent or a category 2 consent (with or without modifications).
- (3) EOR regulations under subsection (2)(c) may make provision for the imposition of civil sanctions whether or not the conduct in respect of which the sanction is imposed constitutes an offence. 15
- (4) In this section “civil sanction” means a sanction of a kind for which provision may be made under Part 3 of the Regulatory Enforcement and Sanctions Act 2008 (fixed monetary penalties, discretionary requirements, stop notices, enforcement undertakings). 20

Reporting

146 Reporting

- (1) EOR regulations may make provision requiring a public authority to report on, or provide information in relation to, the delivery of specified environmental outcomes. 25
- (2) EOR regulations may, in particular, include provision about or in connection with—
- (a) the information to be included in, and the content and form of, a report required under subsection (1); 30
 - (b) the content and form of information required to be provided under subsection (1);
 - (c) when, or the circumstances in which, the information or report must be provided;
 - (d) the publication of the information or report; 35
 - (e) who the information or report is to be provided to;
 - (f) a report being combined with another document which is to be prepared under any enactment.

General

147 Public consultation etc

- (1) The Secretary of State must consult the public before making EOR regulations which contain provision—
 - (a) under section 138(1) (specified environmental outcomes); 5
 - (b) amending, repealing or revoking existing environmental assessment legislation.
- (2) The Secretary of State must consult such persons as the Secretary of State considers appropriate—
 - (a) before making EOR regulations which contain provision under— 10
 - (i) section 140(1) to (6) (consents and plans subject to this Part);
 - (ii) section 144(2) (power to provide for further exemptions by Secretary of State direction);
 - (iii) section 145 (enforcement).
 - (iv) section 149 (interaction with existing environmental assessment legislation and the Habitats Regulations); 15
 - (b) before issuing, modifying or withdrawing any guidance under section 148, which relates to—
 - (i) how the likely impact of a proposed relevant consent or proposed relevant plan on the delivery of a specified environmental outcome should be assessed, or 20
 - (ii) how the extent to which a relevant consent or relevant plan actually affects the delivery of a specified environmental outcome should be assessed or monitored.
- (3) EOR regulations may require a public authority to respond, or to respond in a particular way or by a particular time, to a consultation under subsection (1) or (2). 25
- (4) The requirements to consult in subsections (1) and (2) may be met by consultation carried out before the subsection concerned comes into force.

148 Guidance

30

- (1) A public authority carrying out a function under this Part, or existing environmental assessment legislation, must have regard to any guidance issued by the Secretary of State in relation to the function.
- (2) EOR regulations may require any person carrying out a function under EOR regulations to have regard to guidance issued by the Secretary of State in relation to the function, failing which the function is not to be regarded as having been validly carried out. 35

149 Interaction with existing environmental assessment legislation and the Habitats Regulations

- (1) EOR regulations may make provision about, or in connection with, the interaction of this Part with existing environmental assessment legislation or the Habitats Regulations. 5
- (2) EOR regulations under this section may, in particular, include provision –
- (a) treating anything done, or omitted to be done, in relation to an environmental outcomes report as satisfying or failing to satisfy a requirement under existing environmental assessment legislation or the Habitats Regulations; 10
 - (b) treating anything done, or omitted to be done, under existing environmental assessment legislation or the Habitats Regulations as satisfying or failing to satisfy a requirement imposed by or under this Part;
 - (c) about the co-ordination of things done under this Part and things done under existing environmental assessment legislation or the Habitats Regulations; 15
 - (d) disapplying or otherwise modifying any provision of existing environmental assessment legislation or the Habitats Regulations where preparation of an environmental outcomes report is required under this Part; 20
 - (e) disapplying or otherwise modifying any provision of this Part or EOR regulations where something is done, or required to be done, under existing environmental assessment legislation or the Habitats Regulations. 25
- (3) EOR regulations under this section may amend, repeal or revoke existing environmental assessment legislation.
- (4) In this section “the Habitats Regulations” means –
- (a) regulation 5 of the Offshore Petroleum Activities (Conservation of Habitats) Regulations 2001 (S.I. 2001/1754); 30
 - (b) regulation 24 and Part 6 of the Conservation of Habitats and Species Regulations 2017 (S.I. 2017/1012);
 - (c) regulations 27 to 37 of the Conservation of Offshore Marine Habitats and Species Regulations 2017 (S.I. 2017/1013).

150 Consequential repeal of power to make provision for environmental assessment

- (1) TCPA 1990 is amended as follows.
- (2) Omit section 71A (assessment of environmental effects).
- (3) In section 293A (urgent Crown development: application), in subsection (4), omit paragraph (a). 40

151 EOR regulations: further provision

- (1) EOR regulations may make provision about or in connection with—
- (a) the procedure to be followed in relation to anything done under this Part, including the time by which anything must be done;
 - (b) who is to prepare an environmental outcomes report, including provision permitting a public authority to determine who is to do so or the qualifications or experience a person must have to do so; 5
 - (c) requiring a public authority to assist with any assessment or monitoring under this Part;
 - (d) the publication of, and consultation and public engagement in connection with, environmental outcomes reports and other relevant documents; 10
 - (e) the information to be included in, and the content and form of, any relevant document;
 - (f) the persons to whom an environmental outcomes report or other relevant document is to be given, and how it is to be given; 15
 - (g) the collection or provision of information in connection with this Part;
 - (h) the rejection of a relevant document, or information provided in connection with this Part, if it is not provided in accordance with Chapter 1 of Part 3 (planning data), including provision requiring a document or information to be rejected; 20
 - (i) how, and to what extent, any failure to comply with a requirement imposed by or under this Part is to be taken into account by public authorities in considering, and making decisions in relation to, relevant consents or relevant plans; 25
 - (j) appeals against, or reviews of, decisions of a public authority about matters for, or in respect of, which provision is made by EOR regulations or existing environmental assessment legislation.
- (2) EOR regulations may—
- (a) provide for the charging of fees or other charges; 30
 - (b) confer a function, including a function involving the exercise of a discretion, on any person;
 - (c) make consequential, supplementary or incidental provision under section 219(1)(c) which amends, repeals or revokes any legislation (whenever passed or made). 35
- (3) In subsection (2)(c) “legislation” means any provision made by or under—
- (a) an Act,
 - (b) an Act or Measure of Senedd Cymru,
 - (c) an Act of the Scottish Parliament,
 - (d) Northern Ireland legislation, or 40
 - (e) retained direct EU legislation.

152 Interpretation of Part 6

- (1) “Existing environmental assessment legislation” means—
- (a) Schedule 3 to the Harbours Act 1964 (procedure for making harbour revision and empowerment orders) so far as relating to environmental impact assessments; 5
 - (b) Part 5A of the Highways Act 1980 (environmental impact assessments);
 - (c) sections 13A to 13D of the Transport and Works Act 1992 (environmental impact assessments);
 - (d) the Offshore Petroleum Production and Pipe-lines (Assessment of Environmental Effects) Regulations 1999 (S.I. 1999/360); 10
 - (e) the Public Gas Transporter Pipe-line Works (Environmental Impact Assessment) Regulations 1999 (S.I. 1999/1672);
 - (f) the Environmental Impact Assessment (Land Drainage Improvement Works) Regulations 1999 (S.I. 1999/1783);
 - (g) the Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999 (S.I. 1999/2228); 15
 - (h) the Nuclear Reactors (Environmental Impact Assessment for Decommissioning) Regulations 1999 (S.I. 1999/2892);
 - (i) the Pipe-line Works (Environmental Impact Assessment) Regulations 2000 (S.I. 2000/1928); 20
 - (j) the Water Resources (Environmental Impact Assessment) (England and Wales) Regulations 2003 (S.I. 2003/164);
 - (k) the Environmental Assessment of Plans and Programmes Regulations 2004 (S.I. 2004/1633);
 - (l) the Transport and Works (Applications and Objections Procedure)(England and Wales) Rules 2006 (S.I. 2006/1466) so far as dealing with environmental matters; 25
 - (m) the Environmental Impact Assessment (Agriculture) (England) (No. 2) Regulations 2006 (S.I. 2006/2522);
 - (n) the Marine Works (Environmental Impact Assessment) Regulations 2007 (S.I. 2007/1518); 30
 - (o) the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (S.I. 2017/571);
 - (p) the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (S.I. 2017/572); 35
 - (q) the Electricity Works (Environmental Impact Assessment) (England and Wales) Regulations 2017 (S.I. 2017/580);
 - (r) the Offshore Oil and Gas Exploration, Production, Unloading and Storage (Environmental Impact Assessment) Regulations 2020 (S.I. 2020/1497). 40
- (2) In this Part—
- “category 1 consent” and “category 2 consent” have the meaning given by section 140(1) and (2);
 - “cultural heritage” has the meaning given by section 138(4);

- “environmental outcomes report” has the meaning given by section 139(4);
- “environmental protection” has the meaning given by section 138(2);
- “EOR regulations” has the meaning given by section 138(1);
- “existing environmental assessment legislation” has the meaning given by subsection (1); 5
- “natural environment” has the meaning given by section 138(3);
- “project” has the meaning given by section 140(9);
- “proposed”, in relation to a relevant consent or relevant plan, is to be construed in accordance with section 140(7); 10
- “public authority” means –
- (a) any person with functions under, or functions in respect of which provision is made by, existing environmental assessment legislation when this Act is passed;
 - (b) any public authority within the meaning of section 6 of the Human Rights Act 1998, other than a court or tribunal; 15
- “relevant consent” has the meaning given by section 140;
- “relevant document” means a document or information for, or in respect of, which provision is made by EOR regulations or existing environmental assessment legislation; 20
- “relevant offshore area” means any area in –
- (a) the territorial sea adjacent to the United Kingdom,
 - (b) any area designated by Order in Council under section 1(7) of the Continental Shelf Act 1964, or
 - (c) any area designated by Order in Council under section 41(3) of the Marine and Coastal Access Act 2009; 25
- “relevant plan” has the meaning given by section 140(6);
- “specified environmental outcome” has the meaning given by section 138(1).

PART 7 30

NUTRIENT POLLUTION STANDARDS

153 Nutrient pollution standards to apply to certain sewage disposal works

- (1) After section 96A of the Water Industry Act 1991 insert –

“96B Nutrient pollution standards to apply to certain sewage disposal works 35

- (1) A sewerage undertaker whose area is wholly or mainly in England must –
- (a) in the case of each nitrogen significant plant comprised in its sewerage system –
 - (i) secure that, by the upgrade date, the plant will be able to meet the nitrogen nutrient pollution standard, and 40

- (ii) on and after the upgrade date, secure that the plant meets that standard;
 - (b) in the case of each phosphorus significant plant comprised in its sewerage system—
 - (i) secure that, by the upgrade date, the plant will be able to meet the phosphorus nutrient pollution standard, and
 - (ii) on and after the upgrade date, secure that the plant meets that standard. 5
- (2) "Nitrogen significant plant" means a plant in England that— 10
- (a) discharges treated effluent into a nitrogen sensitive catchment area, and
 - (b) is not an exempt plant in relation to the nitrogen nutrient pollution standard.
- (3) "Phosphorus significant plant" means a plant in England that— 15
- (a) discharges treated effluent into a phosphorus sensitive catchment area, and
 - (b) is not an exempt plant in relation to the phosphorus nutrient pollution standard.
- 96C Sensitive catchment areas** 20
- (1) Where the Secretary of State considers that a habitats site that is wholly or partly in England is in an unfavourable condition by virtue of pollution from nutrients comprising nitrogen or compounds of nitrogen, the Secretary of State may designate the catchment area for the habitats site as a nitrogen sensitive catchment area. 25
- (2) Where the Secretary of State considers that a habitats site that is wholly or partly in England is in an unfavourable condition by virtue of pollution from nutrients comprising phosphorus or compounds of phosphorus, the Secretary of State may designate the catchment area for the habitats site as a phosphorus sensitive catchment area. 30
- (3) In determining—
- (a) whether a habitats site is in an unfavourable condition by virtue of pollution from nutrients comprising nitrogen, phosphorus or compounds of nitrogen or phosphorus, or
 - (b) the catchment area for a habitats site, 35
- the Secretary of State may take into account, in particular, advice from, or guidance published by, Natural England, the Environment Agency or the Joint Nature Conservation Committee.
- (4) A designation under subsection (1) or (2)— 40
- (a) must be in writing,
 - (b) must be published as soon as practicable after being made,
 - (c) takes effect—

- (i) on the day specified in the designation, or
 - (ii) if none is specified, on the day on which it is made, (the "designation date"), and
 - (d) if it takes effect after the end of the initial period, must specify the upgrade date (see section 96E(1)(b)).
- (5) A date specified under subsection (4)(d) as the upgrade date must be at least 7 years after the designation date.
- (6) A designation under this section may not be revoked; and it is immaterial for the purposes of the continued designation of an area whether subsection (1) or (2) continues to be satisfied in relation to it.
- (7) In this section "catchment area", in relation to a habitats site, means the area where water, if released, would drain into the site.

96D Exempt sewage disposal works

- (1) A plant is exempt in relation to a nutrient pollution standard if—
 - (a) it has a capacity of less than a population equivalent of 2000 when the designation of the associated catchment area takes effect,
 - (b) it has been designated by the Secretary of State as exempt in relation to the standard, or
 - (c) it is exempt in relation to the standard under regulations under subsection (5).This is subject to subsection (2).
- (2) The Secretary of State may designate a plant as not being exempt in relation to a nutrient pollution standard, unless—
 - (a) the plant has a capacity of less than a population equivalent of 250, and
 - (b) the designation takes effect after the designation of the associated catchment area takes effect.
- (3) A designation under subsection (1)(b) or (2)—
 - (a) must be in writing,
 - (b) must be published as soon as practicable after being made, and
 - (c) takes effect—
 - (i) on the day specified in the designation, or
 - (ii) if none is specified, on the day on which it is made.
- (4) A designation under subsection (2) that takes effect after the designation of the associated catchment area takes effect must specify the upgrade date (see section 96E(2)(a)).
The upgrade date must be at least 7 years after the designation under subsection (2) takes effect.

- (5) The Secretary of State may by regulations specify plants or descriptions of plant that are to be exempt in relation to a nutrient pollution standard.
- (6) Subsection (7) applies where a plant that is exempt under regulations under subsection (5) can, by virtue of the regulations, cease to be exempt. 5
- (7) The regulations must specify or provide for determining the upgrade date (see section 96E(2)(b)) in relation to any plant that ceases, by virtue of the regulations, to be an exempt plant in relation to a standard after the designation of the associated catchment area takes effect. 10
 The upgrade date must be at least 7 years after the plant ceases to be exempt in relation to the standard.
- (8) A designation under subsection (2) in relation to a plant and a nutrient pollution standard is of no effect if the plant ceases, by virtue of regulations under subsection (5), to be exempt in relation to the standard before, or at the same time as, the designation would otherwise take effect. 15
- (9) In this section "population equivalent" has the meaning given by regulation 2(1) of the Urban Waste Water Treatment (England and Wales) Regulations 1994 (S.I. 1994/2841). 20

96E Upgrade date

- (1) The upgrade date, in relation to a nutrient significant plant, is, unless subsection (2) applies –
- (a) 1 April 2030, if the designation of the associated catchment area takes effect during the initial period; 25
- (b) the date specified under section 96C(4)(d), if the designation of the associated catchment area takes effect after the end of the initial period.
- (2) But, if the plant becomes a nutrient significant plant after the designation of the associated catchment area takes effect, the upgrade date is –
- (a) the date specified under section 96D(4), where it becomes a nutrient significant plant by virtue of a designation under section 96D(2);
- (b) the date specified by or determined under provision made by virtue of section 96D(7), where it becomes a nutrient significant plant on ceasing, by virtue of regulations under section 96D(5), to be exempt. 35
- (3) "The initial period" means the period of 3 months beginning with the date on which the Levelling-up and Regeneration Act 2023 is passed. 40

96F Nutrient pollution standards

- (1) A nitrogen significant plant meets the nitrogen nutrient pollution standard if the concentration of total nitrogen in treated effluent that it discharges is not more than 10 mg/l.
- (2) A phosphorus significant plant meets the phosphorus nutrient pollution standard if the concentration of total phosphorus in treated effluent that it discharges is not more than 0.25 mg/l. 5
- (3) "Treated effluent", in relation to a plant, means any effluent discharged by the plant, other than anything discharged –
 - (a) from a storm overflow, or 10
 - (b) by an emergency discharge.
- (4) For the purposes of subsection (3), in relation to a plant –
 - (a) "storm overflow" means any structure or apparatus comprised in the plant which, when the capacity of relevant parts of the sewerage system is exceeded, relieves them by discharging the excess contents into inland waters, underground strata or the sea, where –
 - "relevant parts of the sewerage system" means –
 - (a) storage tanks at the plant, and
 - (b) other parts of the sewerage system downstream of the plant; 20
 - "the sewerage system" means the undertaker's sewerage system of which the plant forms part;
 - (b) "emergency discharge" means a discharge in circumstances where the plant's normal treatment process has failed because of –
 - (i) electrical power failure, or
 - (ii) mechanical breakdown of duty and standby pumps. 25
- (5) Regulations made by the Secretary of State may specify how the concentration of total nitrogen or concentration of total phosphorus in treated effluent is to be determined. 30
- (6) Regulations under subsection (5) may, in particular –
 - (a) make provision for requiring regular sampling of the treated effluent that a plant discharges to ascertain the concentration of total nitrogen or concentration of total phosphorus; 35
 - (b) make provision for regarding a nutrient pollution standard as being met by a plant if, for example –
 - (i) it is met, with at least the frequency specified in the regulations, in samples taken in accordance with the regulations, or 40
 - (ii) the average concentration, calculated in accordance with the regulations, of total nitrogen or of total phosphorus

- in samples taken in accordance with the regulations
would meet the standard;
- (c) make provision for determining generally, or in a particular case, whether anything is, or is not, to be regarded as treated effluent discharged by a plant; 5
 - (d) confer any function on the Secretary of State, the Authority, the Environment Agency, statutory undertakers or any other person.
- 96G Information about sensitive catchment areas and nutrient significant plants** 10
- (1) The Secretary of State must maintain and publish online a map showing –
 - (a) all the nitrogen sensitive catchment areas, and
 - (b) all the phosphorus sensitive catchment areas.
 - (2) As soon as practicable after making a designation under section 96C (sensitive catchment areas), the Secretary of State must publish the revised map online. 15
 - (3) The Secretary of State must maintain and publish online a document listing –
 - (a) all plants that are or have been – 20
 - (i) nitrogen significant plants, or
 - (ii) phosphorus significant plants;
 - (b) in relation to each plant listed under paragraph (a) –
 - (i) the upgrade date that applies for the time being;
 - (ii) if the plant becomes, or ceases to be, an exempt plant in relation to the related nutrient pollution standard, that fact and the date on which it occurred; 25
 - (iii) the figure specified in section 96F(1) or (2) (total nitrogen concentration or total phosphorus concentration) that applies to the plant; 30
 - (iv) where a direction relating to the plant and the related nutrient pollution standard is made or revoked under regulation 85C or 110B of the Conservation of Habitats and Species Regulations 2017 (S.I. 2017/1012) (disapplication of assumption that the plant will meet the standard on and after the upgrade date) that fact and the date on which the direction or revocation takes effect. 35
 - (4) Where any change occurs in the information required to be listed, the Secretary of State must, as soon as practicable, publish a revised document online. 40

96H Section 96B: enforcement and interaction with other provisions

- (1) The duty of a sewerage undertaker under section 96B is enforceable under section 18—
 - (a) by the Secretary of State, or
 - (b) with the consent of, or in accordance with a general authorisation given by, the Secretary of State, by the Authority. 5
- (2) The Environment Agency must exercise its functions (whether under environmental permitting regulations or otherwise) so as to secure compliance by sewerage undertakers with the duty imposed by section 96B; those functions include, in particular, functions of determining—
 - (a) whether to grant or vary any permit under environmental permitting regulations, or
 - (b) any conditions to be included in any such permit. 10
- (3) The Environment Agency must exercise its functions under the Environmental Damage (Prevention and Remediation) (England) Regulations 2015 (S.I. 2015/810) so as to secure compliance by sewerage undertakers with the duties imposed by those regulations to prevent and remediate damage to protected sites attributable to failure to comply with the duty imposed by section 96B. 15
- (4) Nothing in section 96B or this section affects—
 - (a) any other obligation of a sewerage undertaker relating to nutrient levels in treated effluent of a plant, or any remedy available in respect of contravention of any such obligation; 20
 - (b) any power to impose an obligation relating to nutrient levels in treated effluent of a plant (including by means of a condition included in a permit under environmental permitting regulations); and, in particular, nothing in that section or this section is to be taken to preclude any such power being exercised so as to require a lower concentration of total nitrogen or lower concentration of total phosphorus in treated effluent of a plant than section 96B requires. 25 30

96I Powers to amend sections 96D and 96F

- (1) The Secretary of State may by regulations amend any plant capacity for the time being specified in section 96D(1)(a) or (2)(a).
- (2) Regulations under subsection (1) may not have effect in relation to an area that is a sensitive catchment area when the regulations are made. 35
- (3) Subject to that, regulations under subsection (1)—
 - (a) may, in particular, amend section 96D so that different plant capacities are specified in relation to the nitrogen nutrient pollution standard and the phosphorus nutrient pollution standard; 40

- (b) may, where different plant capacities will apply for different purposes or different areas as a result of regulations under subsection (1), amend section 96D so as to specify those capacities and the purposes or areas for which they apply.
- (4) The Secretary of State may by regulations – 5
- (a) amend section 96F(1) so as to substitute a lower concentration of total nitrogen;
- (b) amend section 96F(2) so as to substitute a lower concentration of total phosphorus.
- (5) Regulations under subsection (4) may not have effect in relation to an area that is a sensitive catchment area when the regulations are made. 10
- (6) Where, as a result of the regulations, different concentrations will apply in different circumstances, the regulations may amend section 96F(1) or (2) to specify those concentrations and the circumstances in which they apply. 15
- (7) A statutory instrument containing regulations under subsection (1) or (4) may not be made unless a draft of the instrument has been laid before and approved by a resolution of each House of Parliament.
- (8) If a draft of a statutory instrument containing regulations under subsection (1) or (4) would, apart from this subsection, be treated for the purposes of the standing orders of either House of Parliament as a hybrid instrument, it is to proceed in that House as if it were not a hybrid instrument. 20

96J Sections 96B to 96I and 96K: interpretation

- (1) This section applies for the purposes of sections 96B to 96I and 96K. 25
- (2) In those sections (and this section) –
- “associated catchment area” –
- (a) in relation to a plant that is a nitrogen significant plant or is exempt in relation to the nitrogen nutrient pollution standard, means the nitrogen sensitive catchment area into which it discharges; 30
- (b) in relation to a plant that is a phosphorus significant plant or is exempt in relation to the phosphorus nutrient pollution standard, means the phosphorus sensitive catchment area into which it discharges; 35
- “environmental permitting regulations” means –
- (a) the Environmental Permitting (England and Wales) Regulations 2016 (S.I. 2016/1154) (as they have effect from time to time), or
- (b) any other provision made after the Levelling-up and Regeneration Act 2023 is passed that is, or could have 40

- been, made under section 2 of the Pollution Prevention and Control Act 1999;
- “exempt plant”, in relation to a nutrient pollution standard, has the meaning given by section 96D;
- “habitats site” means a European site within the meaning of the Conservation of Habitats and Species Regulations 2017 (S.I. 2017/1012) (see regulation 8);
- “the initial period” has the meaning given by section 96E(3);
- “nitrogen nutrient pollution standard”, in relation to references to a nitrogen significant plant meeting the standard, has the meaning given by section 96F(1);
- “nitrogen sensitive catchment area” means an area designated under section 96C(1);
- “nitrogen significant plant” has the meaning given by section 96B(2);
- “nutrient pollution standard” means the nitrogen nutrient pollution standard or the phosphorus nutrient pollution standard;
- “nutrient significant plant” means –
- (a) a nitrogen significant plant, or
 - (b) a phosphorus significant plant;
- “phosphorus nutrient pollution standard”, in relation to references to a phosphorus significant plant meeting the standard, has the meaning given by section 96F(2);
- “phosphorus sensitive catchment area” means an area designated under section 96C(2);
- “phosphorus significant plant” has the meaning given by section 96B(3);
- “plant” means a sewage disposal works;
- “related nutrient pollution standard”, in relation to a sensitive catchment area or a plant, means –
- (a) if (or so far as) the area is a nitrogen sensitive catchment area or the plant is a nitrogen significant plant, the nitrogen nutrient pollution standard;
 - (b) if (or so far as) the area is a phosphorus sensitive catchment area or the plant is a phosphorus significant plant, the phosphorus nutrient pollution standard;
- “sensitive catchment area” means –
- (a) a nitrogen sensitive catchment area, or
 - (b) a phosphorus sensitive catchment area;
- “treated effluent” has the meaning given by section 96F(3);
- “upgrade date”, in relation to a plant that discharges into a sensitive catchment area, has the meaning given by section 96E.

- (3) References to a plant discharging into a sensitive catchment area are to the plant discharging treated effluent into the area.
- (4) References to the sewerage system of a sewerage undertaker have the meaning given by section 17BA(7).

96K New and altered plants: modifications 5

- (1) The Secretary of State may by regulations provide for sections 96B to 96J to apply with prescribed modifications in relation to any plant that, after the Levelling-up and Regeneration Act 2023 is passed –
 - (a) operates for the first time, or
 - (b) is altered. 10

This is subject to subsection (3).

- (2) Regulations under this section may in particular provide for sections 96C(5) and 96D(4) and (7) to apply as if they specified periods other than 7 years.

- (3) But regulations under this section may not modify 96F(1) or (2) so as to apply a higher concentration of total nitrogen or higher concentration of total phosphorus than would otherwise apply.” 15

- (2) In section 213 of the Water Industry Act 1991 (powers to make regulations), in subsection (1), insert "96I," –
 - (a) if this subsection comes into force before section 82(2) of the Environment Act 2021, before "or 105A"; 20
 - (b) otherwise, before "105A".

154 Planning: assessments of effects on certain sites

Schedule 12 amends the Conservation of Habitats and Species Regulations 2017 (S.I. 2017/1012) to require certain assumptions to be made in certain circumstances about nutrient pollution standards (see section 153). 25

155 Remediation

- (1) The Environmental Damage (Prevention and Remediation) (England) Regulations 2015 (S.I. 2015/810) are amended as follows.
- (2) After regulation 9 insert – 30

“9A Nutrient significant sewage disposal works: environmental damage

- (1) This regulation applies where a sewerage undertaker whose sewerage system includes a nutrient significant plant fails to secure that the plant is able to meet the related nutrient pollution standard by the upgrade date. 35

- (2) Any damage attributable to the failure of the plant to meet the standard on and after the upgrade date, until it first meets the standard, that

- occurs to the related habitats site is to be treated for the purposes of these regulations as environmental damage to the site caused by an activity of the sewerage undertaker that—
- (a) requires a permit under the Environmental Permitting (England and Wales) Regulations 2016, and 5
 - (b) falls within Schedule 2.
- (3) It is for the Environment Agency to determine the damage to the site mentioned in paragraph (2) that is attributable to the failure mentioned in that paragraph.
- (4) The reference in paragraph (2) to damage to the related habitats site includes a reference to any improvement in the integrity of the site that would have resulted from the nutrient significant plant meeting the related nutrient pollution standard on and after the upgrade date not being achieved. 10
- (5) Schedule 2ZA sets out modifications of these regulations that apply where this regulation applies. 15
- (6) In this regulation—
- “related habitats site”, in relation to a nutrient significant plant, means the habitats site by reference to which the associated catchment area is designated under section 96C of the Water Industry Act 1991; 20
 - “sewerage system”, in relation to a sewerage undertaker, has the meaning given by section 17BA(7) of the Water Industry Act 1991.
- (7) For the purposes of this regulation, the following terms have the meanings given by section 96J of the Water Industry Act 1991— 25
- "associated catchment area";
 - "habitats site";
 - "nutrient significant plant";
 - "plant"; 30
 - "related nutrient pollution standard";
 - "sensitive catchment area";
 - "upgrade date";
- and references to a nutrient significant plant meeting the related nutrient pollution standard are to be read in accordance with section 96F(1) or (2) of that Act.” 35

(3) After Schedule 2 insert –

“SCHEDULE 2ZA

Regulation 9A

MODIFICATIONS WHERE REGULATION 9A APPLIES

- 1 In relation to anything that is treated as environmental damage by regulation 9A, these regulations apply with the following modifications. 5
- 2 Regulation 17 does not apply.
- 3 Regulation 18 applies as if –
- (a) the opening words of paragraph (1) provided "Where damage is treated as environmental damage by regulation 9A(2), the enforcing authority must notify the responsible operator –"; 10
- (b) for paragraph (a) there were substituted –
- “(a) of the environmental damage;”.
- 4 Regulation 18A applies with the omission of paragraph (2).
- 5 Regulation 19(3) applies as if for paragraphs (a) to (e) (but not the "or" immediately following paragraph (e)) there were substituted – 15
- “(a) the responsible operator did not fail to secure that the nutrient significant plant in question is able to meet the related nutrient pollution standard by the upgrade date; 20
- (b) the determination by the Environment Agency of the damage to the site attributable to the failure mentioned in regulation 9A(2) was unreasonable;”.
- 6 Regulation 25(2) applies as if –
- (a) for paragraph (a) there were substituted – 25
- “(a) determining the damage attributable to the failure mentioned in regulation 9A(2);”;
- (b) paragraph (b) were omitted.”

PART 8

DEVELOPMENT CORPORATIONS

30

Local authority proposals and oversight

156 Locally-led urban development corporations

- (1) Section 134 of the Local Government, Planning and Land Act 1980 (urban development areas) is amended as set out in subsections (2) and (3).

- (2) After subsection (1A) insert—
- “(1B) The Secretary of State may designate any area of land in England as an urban development area if—
- (a) a proposal has been made to the Secretary of State under section 134A(1) in relation to the area of land, and 5
 - (b) the Secretary of State is satisfied that it would be expedient in the local interest—
 - (i) to designate the area of land as an urban development area, and
 - (ii) to establish a development corporation for the area in consequence of the proposal.” 10
- (3) After subsection (4C) insert—
- “(4D) The power in subsection (1B) is exercisable by an order made by statutory instrument.
- (4E) A statutory instrument containing an order under subsection (1B) is subject to annulment in pursuance of a resolution of either House of Parliament.” 15
- (4) After section 134 of the Local Government, Planning and Land Act 1980 insert—
- “134A Local authority proposal for designation of locally-led urban development area in England” 20**
- (1) A local authority in England, or two or more local authorities in England acting jointly, may propose to the Secretary of State that the Secretary of State should designate an area of land (the “proposal area”) as an urban development area under section 134(1B). 25
 - (2) A proposal under subsection (1) (a “locally-led proposal”) must—
 - (a) state the proposing authority’s proposals as to—
 - (i) the name of the development corporation that would be established as a result of the proposal, and
 - (ii) which local authority or local authorities should be designated as the oversight authority for that development corporation, and 30
 - (b) include a map of the proposal area.
 - (3) A locally-led proposal may also include proposals about any other matter about which the Secretary of State would be able to make provision in respect of the development corporation by order or regulations under this Part. 35
 - (4) A locally-led proposal may relate to separate parcels of land.
 - (5) A local authority may make a locally-led proposal only if—
 - (a) the proposal area falls wholly within the area of the local authority, or 40

- (b) where it makes the proposal jointly with one or more other local authorities, the proposal area falls—
- (i) wholly or partly within the area of each of them, and
 - (ii) wholly within their combined areas.
- (6) A proposing authority may make a locally-led proposal only if— 5
- (a) the proposing authority has consulted the persons mentioned in subsection (7);
 - (b) the proposing authority has had regard to any comments made in response by the consultees, and
 - (c) if those comments include comments by a local authority or the Greater London Authority that the proposing authority does not accept, the proposing authority has published a statement giving the reasons for the non-acceptance. 10
- (7) The persons referred to in subsection (6)(a) are— 15
- (a) persons who appear to the proposing authority to represent those living in, or in the vicinity of, the proposal area;
 - (b) persons who appear to the proposing authority to represent businesses with any premises in, or in the vicinity of, the proposal area;
 - (c) each Member of Parliament whose parliamentary constituency includes any part of the proposal area; 20
 - (d) each local authority for an area which falls wholly or partly within the proposal area (other than the proposing authority or a constituent council of the proposing authority);
 - (e) in relation to an area in Greater London, the Greater London Authority; 25
 - (f) any other person whom the proposing authority considers it appropriate to consult.
- (8) A local authority may be proposed as an oversight authority under subsection (2)(a)(ii) only if the proposal area is wholly or partly within the area of the local authority. 30
- (9) Where the proposing authority proposes, under subsection (2)(a)(ii), that two or more local authorities should be designated as the oversight authority, it may also propose— 35
- (a) that a specified function of an oversight authority should be exercisable by one of those local authorities, or
 - (b) that a specified function of an oversight authority should be exercisable by two or more of those local authorities jointly.
- For this purpose, “specified” means specified in the proposal.
- (10) In this section— 40
- “local authority” means—
- (a) a district council,
 - (b) a county council,

- (c) a London borough council, or
 - (d) the Common Council;
- “locally-led proposal” has the meaning given by subsection (2);
- “proposing authority” means –
 - (a) the local authority which makes a locally-led proposal, 5
or
 - (b) if two or more local authorities make such a proposal,
those authorities acting jointly;
- and where the proposing authority consists of two or more
authorities acting jointly, each is a “constituent council” of the 10
proposing authority.”
- (5) Section 135 (urban development corporations) is amended as set out in
subsections (6) to (10).
- (6) In subsection (1A), after “in England” insert “designated under section 134(1)”.
- (7) After subsection (4) insert – 15
“(4A) Subsections (4B) and (4C) apply where the Secretary of State makes
an order under this section establishing a locally-led urban
development corporation in consequence of a proposal under section
134A(1).
- (4B) The order must – 20
 - (a) establish the corporation with the proposed name,
 - (b) give effect to any proposal made by virtue of section 134A(3)
as to the number of members to be prescribed under paragraph
1A(2) of Schedule 26,
 - (c) designate as the oversight authority the local authority or local 25
authorities proposed as such, and
 - (d) give effect to any proposal made by virtue of section 134A(9)
(allocation of functions where oversight authority consists of
more than one local authority).
- (4C) The Secretary of State must exercise other functions under this Act so 30
as to give effect to any other proposals made by virtue of section
134A(3).”
- (8) In subsection (3), after “this section” insert “in relation to an urban
development area designated under section 134(1)”.
- (9) In subsection (3A), for “an order by the Secretary of State under this section” 35
substitute “such an order”.
- (10) After subsection (3A) insert –
“(3AA) A statutory instrument containing an order made by the Secretary of
State under this section in relation to a locally-led urban development
area is subject to annulment in pursuance of a resolution of either 40
House of Parliament.”

(11) After section 135 insert –

“135A Oversight of locally-led urban development area

- (1) The Secretary of State may by regulations make provision about how an oversight authority is to oversee the regeneration of a locally-led urban development area. 5
- (2) Regulations under subsection (1) may, for example –
- (a) provide that an oversight authority is to exercise specified functions under this Part of this Act, other than a power to make regulations or other instruments of a legislative character, which would otherwise be exercisable by the Secretary of State, the Treasury or any other Minister of the Crown; 10
 - (b) provide that an oversight authority is to exercise such functions subject to specified conditions or limitations;
 - (c) provide that specified functions under this Part of this Act may be exercised only with the consent of an oversight authority; 15
 - (d) make provision about the membership of a locally-led urban development corporation;
 - (e) modify provisions of this Part of this Act;
 - (f) make different provision for different purposes;
 - (g) make incidental, supplementary or consequential provision. 20
- (3) In this section “specified” means specified by regulations under this section.
- (4) Regulations under this section are to be made by statutory instrument.
- (5) A statutory instrument containing regulations under this section may not be made until approved by a resolution of each House of Parliament.” 25

157 Development corporations for locally-led new towns

(1) The New Towns Act 1981 is amended as follows.

(2) After section 1 insert –

“1ZA Local authority proposal for designation of locally-led new town in England 30

- (1) A local authority in England, or two or more local authorities in England acting jointly, may propose to the Secretary of State that the Secretary of State should designate an area of land (the “proposal area”) as the site of a proposed new town. 35
- (2) A proposal under subsection (1) (a “locally-led proposal”) must –
- (a) state the proposing authority’s proposals as to –
 - (i) the name of the development corporation that would be established as a result of the proposal, and

- (ii) which local authority or local authorities should be designated as the oversight authority for that development corporation, and
 - (b) include a map of the proposal area.
- (3) A locally-led proposal may also include proposals about any other matter about which the Secretary of State would be able to make provision in respect of the development corporation by order or regulations under this Act. 5
- (4) A local authority may make a locally-led proposal only if—
 - (a) the proposal area falls wholly within the area of the local authority, or 10
 - (b) where it makes the proposal jointly with one or more other local authorities, the proposal area falls—
 - (i) wholly or partly within the area of each of them, and
 - (ii) wholly within their combined areas. 15
- (5) A proposing authority may make a locally-led proposal only if—
 - (a) the proposing authority has consulted the persons mentioned in subsection (6);
 - (b) the proposing authority has had regard to any comments made in response by the consultees, and 20
 - (c) if those comments include comments by a local authority or the Greater London Authority that the proposing authority does not accept, the proposing authority has published a statement giving the reasons for the non-acceptance.
- (6) The persons referred to in subsection (5)(a) are— 25
 - (a) persons who appear to the proposing authority to represent those living in, or in the vicinity of, the proposal area;
 - (b) persons who appear to the proposing authority to represent businesses with any premises in, or in the vicinity of, the proposal area; 30
 - (c) each Member of Parliament whose parliamentary constituency includes any part of the proposal area;
 - (d) each local authority for an area which falls wholly or partly within the proposal area (other than the proposing authority or a constituent council of the proposing authority); 35
 - (e) in relation to an area in Greater London, the Greater London Authority;
 - (f) any other person whom the proposing authority considers it appropriate to consult.
- (7) A local authority may be proposed as the oversight authority under subsection (2)(a)(ii) only if the proposal area is wholly or partly within the area of the local authority. 40

- (8) Where the proposing authority proposes, under subsection (2)(a)(ii), that two or more local authorities should be designated as the oversight authority, it may also propose –
- (a) that a specified function should be exercisable by one of those local authorities, or
 - (b) that a specified function should be exercisable by two or more of those local authorities jointly.

5

For this purpose, “specified” means specified in the proposal.

- (9) In this section –
- “local authority” means –
 - (a) a district council,
 - (b) a county council, or
 - (c) a London borough council;
 - “locally-led proposal” has the meaning given by subsection (2);
 - “proposing authority” means –
 - (a) the local authority which makes a locally-led proposal, or
 - (b) if two or more local authorities make such a proposal, those authorities acting jointly;

10

15

and where the proposing authority consists of two or more authorities acting jointly, each is a “constituent council” of the proposing authority.

20

1ZB Designation of locally-led new town in England

- (1) This section applies where a proposal has been made to the Secretary of State under section 1ZA(1) in relation to an area of land in England.
- (2) The Secretary of State may make an order under this section designating the area as the site of a proposed new town if satisfied that it would be expedient in the local interest that the area should be developed as a new town by a corporation established under this Act in consequence of the proposal.
- (3) Subsections (3) and (5) of section 1 apply to an order under this section as they apply to an order under that section.”
- (3) In section 3 (establishment of development corporations for new towns) –
- (a) in subsection (1), after “1” insert “or 1ZB”;
 - (b) in subsection (2A), after “in England” insert “designated under section 1”;
 - (c) after subsection (2A) insert –
 - “(2B) Subsections (2C) and (2D) apply where the Secretary of State makes an order under this section establishing a development corporation for a locally-led new town in consequence of a proposal under section 1ZA(1).

25

30

35

40

- (2C) The order must—
- (a) establish the corporation with the proposed name,
 - (b) give effect to any proposal made by virtue of section 1ZA(3) as to the number of members to be prescribed under subsection (2ZB), 5
 - (c) designate as the oversight authority the local authority or local authorities proposed as such, and
 - (d) give effect to any proposal made by virtue of section 1ZA(8) (allocation of functions where oversight authority consists of more than one local authority). 10
- (2D) The Secretary of State must exercise other functions under this Act so as to give effect to any other proposals made by virtue of section 1ZA(3).”
- (4) In section 77 (regulations and orders)—
- (a) in subsection (3), after “1,” insert “1ZB,”; 15
 - (b) in subsection (3B), for “1, 2 or 3” substitute “1 or 2, or under section 3 in relation to an area designated under section 1,”;
 - (c) in subsection (3C), for “containing an order of the Secretary of State under section 1, 2 or 3” substitute “to which subsection (3B) applies”;
 - (d) after subsection (3C) insert— 20
- “(3D) A statutory instrument, other than one to which subsection (3B) applies, containing an order made by the Secretary of State under section 1ZB or 3 is subject to annulment in pursuance of a resolution of either House of Parliament.”
- 158 Minor and consequential amendments** 25
- Schedule 13 makes minor and consequential amendments in connection with sections 156 and 157.

Planning functions

159 Planning functions of urban development corporations

- (1) The Local Government, Planning and Land Act 1980 is amended as follows. 30
- (2) In section 149 (urban development corporation as planning authority)—
- (a) after subsection (1) insert—
- “(1A) If the Secretary of State so provides by order, an urban development corporation for an area in England shall be the local planning authority for the whole or any portion of its area for such purposes of Part 2 or 3 of the Planning and Compulsory Purchase Act 2004 as may be prescribed.”; 35
- (b) in subsection (2), for “The order” substitute “An order under subsection (1) or (1A)”;

- (c) after subsection (2) insert—
- “(2A) If the Secretary of State so provides by order, an urban development corporation, other than a locally-led urban development corporation, for an area in England shall be the minerals and waste planning authority for the whole or any portion of its area for the purposes of Part 2 of the Planning and Compulsory Purchase Act 2004.”; 5
- (d) in subsection (3)—
- (i) in paragraph (a), omit "of the 1990 Act and the Planning (Listed Buildings and Conservation Areas) Act 1990"; 10
- (ii) in paragraph (b), omit "of those Acts";
- (e) after subsection (3) insert—
- “(3A) A provision mentioned in paragraph 1, 3 or 5 of Part 1 of Schedule 29 may be specified under subsection (3)(a) only in relation to an urban development corporation for an area in England.”; 15
- (f) after subsection (4) insert—
- “(4A) If the Secretary of State so provides by order, an urban development corporation for an area in England shall have, in the whole or any portion of its area, the functions conferred on the relevant planning authority by Schedule 8 to the Electricity Act 1989 so far as it applies to applications for consent under section 37 of that Act.” 20
- (3) After section 149 insert—
- “149A Arrangements for discharge of, or assistance with, planning functions in England” 25**
- (1) Subsection (2) applies in relation to any function that an urban development corporation has by virtue of an order under section 149(1).
- (2) The corporation may make arrangements for the discharge of the function by the council (if any) which would have the function but for the order. 30
- (3) Where arrangements are in force under sub-paragraph (2) for the discharge of a function by a council—
- (a) the council may arrange for the discharge of the function by a committee, sub-committee or officer of the council, and 35
- (b) section 101(2) of the Local Government Act 1972 (delegation by committees and sub-committees) applies in relation to the function as it applies in relation to functions of the council.
- (4) Arrangements under subsection (2) for the discharge of a function do not prevent the urban development corporation from exercising the function. 40

- (5) Subsection (6) applies in relation to any function that an urban development corporation has by virtue of an order under section 149(1A) or (2A).
- (6) The corporation may seek assistance in connection with the discharge of the function from the council (if any) which would have the function but for the order; and that council may give such assistance. 5
- (7) In this section, “council” means a county council, district council or London borough council or the Common Council.”
- (4) In Part 1 of Schedule 29 (planning enactments conferring functions capable of being assigned to urban development corporations) – 10
 - (a) at the beginning insert –
 - “1 Section 17 of the Land Compensation Act 1961.”;
 - (b) the paragraph referring to enactments in TCPA 1990 becomes paragraph 2;
 - (c) after that paragraph insert – 15
 - “3 Sections 171BA, 171E, 172ZA, 172A, 191, 192, 225, 225A, 225C, 225F to 225H, 225J and 225K of the 1990 Act.”;
 - (d) the paragraph referring to enactments in the Listed Buildings Act becomes paragraph 4;
 - (e) after that paragraph insert – 20
 - “5 Section 44AA of the Planning (Listed Buildings and Conservation Areas) Act 1990.”

160 Planning functions of new town development corporations

- (1) The New Towns Act 1981 is amended as follows.
- (2) After section 7 insert – 25
 - “7A Development corporation as planning authority in England**
 - (1) This section applies in relation to a development corporation established for the purposes of a new town in England.
 - (2) The Secretary of State may provide by order for the corporation to be the local planning authority for the specified area – 30
 - (a) for such purposes of Part 3 of the Town and Country Planning Act 1990, and in relation to such kinds of development, as are specified, or
 - (b) for such purposes of Part 2 or 3 of the Planning and Compulsory Purchase Act 2004 as are specified. 35
 - (3) An order under subsection (2) may provide –
 - (a) that any enactment relating to local planning authorities is not to apply to the corporation, or

- (b) that any such enactment which applies to the corporation is to apply to it subject to such modifications as are specified.
- (4) The Secretary of State may provide by order—
- (a) for the corporation to have, in the specified area, the functions conferred by such of the enactments mentioned in Part 1 of Schedule 29 to the Local Government, Planning and Land Act 1980 as are specified; 5
- (b) for such of the enactments mentioned in Part 2 of that Schedule as are specified in the order to have effect, in relation to the corporation and to land in the specified area, subject to the modifications set out in that Part; 10
- (c) for such of the provisions of that Part 2 as apply for the purposes of the order to be read, for those purposes, as if—
- (i) any reference to an urban development corporation were a reference to a development corporation established under section 3 of this Act, and 15
- (ii) any reference to regenerating an area were a reference to developing a new town.
- (5) An order under subsection (4) may provide—
- (a) that any enactment relating to local planning authorities applies to the corporation for the purposes of any enactment specified in Schedule 29 to the Local Government, Planning and Land Act 1980 which relates to land in the specified area by virtue of the order; 20
- (b) that any enactment so applied to the corporation applies to it subject to modifications specified in the order. 25
- (6) The Secretary of State may, if the corporation is not a locally-led development corporation, provide by order for the corporation to be the minerals and waste planning authority for the specified area for the purposes of Part 2 of the Planning and Compulsory Purchase Act 2004. 30
- (7) The Secretary of State may provide by order that the corporation is to have, in the specified area, the functions conferred on the relevant planning authority by Schedule 8 to the Electricity Act 1989 so far as it applies to applications for consent under section 37 of that Act. 35
- (8) The area specified under any of the preceding subsections must be the whole, or part, of the area of the new town.
- (9) An order under this section may include supplementary or transitional provision or savings.
- (10) In this section “specified” means specified in an order under this section. 40

7B Arrangements for discharge of, or assistance with, planning functions in England

- (1) Subsection (2) applies in relation to any function that a development corporation has by virtue of an order under section 7A(2)(a).
 - (2) The corporation may make arrangements for the discharge of the function by the council (if any) which would have the function but for the order. 5
 - (3) Where arrangements are in force under subsection (2) for the discharge of a function by a council –
 - (a) the council may arrange for the discharge of the function by a committee, sub-committee or officer of the council, and 10
 - (b) section 101(2) of the Local Government Act 1972 (delegation by committees and sub-committees) applies in relation to the function as it applies in relation to functions of the council.
 - (4) Arrangements under subsection (2) for the discharge of a function do not prevent the development corporation from exercising the function. 15
 - (5) Subsection (6) applies in relation to any function that a development corporation has by virtue of an order under section 7A(2)(b) or (6).
 - (6) The corporation may seek assistance in connection with the discharge of the function from the council (if any) which would have the function but for the order; and that council may give such assistance. 20
 - (7) In this section, “council” means a county council, district council or London borough council.”
- (3) In Schedule 3 (constitution and proceedings of development corporations), after paragraph 10 insert – 25
- “Delegation of planning functions*
- 10A (1) This paragraph applies in relation to any function conferred on the corporation by virtue of an order under section 7A (planning functions of corporations in England).
- (2) The corporation may appoint committees and such committees may appoint sub-committees. 30
 - (3) Anything which is authorised or required to be done by the corporation –
 - (a) may be done by any member of the corporation or of its staff who is authorised for the purpose either generally or specifically; 35
 - (b) may be done by a committee or sub-committee which is so authorised.
 - (4) The corporation may –
 - (a) determine the quorum of a committee or sub-committee; 40

-
- (b) make such arrangements as it thinks appropriate relating to the meetings and procedure of a committee or sub-committee.
- (5) Anything done for the purposes of sub-paragraph (4) is subject to directions given by the Secretary of State.
- (6) The validity of anything done by a committee or sub-committee is not affected by—
- (a) any vacancy among its members;
- (b) any defect in the appointment of any of its members.
- 10B (1) This paragraph has effect in relation to the membership of committees and sub-committees appointed under paragraph 10A.
- (2) A committee may consist of—
- (a) such members of the corporation as it appoints;
- (b) such other persons as the corporation (with the consent of the Secretary of State) appoints.
- (3) A sub-committee of a committee may consist of—
- (a) such members of the committee as it appoints;
- (b) such persons who are members of another committee of the corporation (whether or not they are members of the corporation) as the committee appoints;
- (c) such other persons as the corporation (with the consent of the Secretary of State) appoints.
- (4) The membership of a committee or sub-committee—
- (a) must always include at least one person who is a member of the corporation;
- (b) must not include any person who is a member of the staff of the corporation.”
- 161 Mayoral development corporation as minerals and waste planning authority**
- (1) The Localism Act 2011 is amended as follows.
- (2) In section 202 (functions in relation to Town and Country Planning, after subsection (3) insert—
- “(3A) The Mayor may decide that the MDC is to be the minerals and waste planning authority, for the whole or any portion of the area, for the purposes of Part 2 of the Planning and Compulsory Purchase Act 2004.”
- (3) In section 203 (arrangements for discharge of, or assistance with, planning functions), in subsection (4), after “2004” insert “, or the minerals and waste planning authority for the purposes of Part 2 of that Act,”.
- (4) In section 204 (removal or restriction of planning functions), in subsection (2), after “(3)” insert “, (3A)”.

162 Minor and consequential amendments

Schedule 14 makes amendments consequential on sections 159 and 160, and other minor amendments in connection with the planning functions of development corporations.

Membership

5

163 Removal of restrictions on membership of urban development corporations and new town development corporations

- (1) In Schedule 26 to the Local Government, Planning and Land Act 1980 (constitution and proceedings etc of urban development corporations) –
- (a) in paragraph 1, for the words from “such number” to the end substitute 10
“the number of other members determined in accordance with paragraph 1A”;
- (b) after that paragraph insert –
- “1A (1) In the case of a corporation established by the Scottish Ministers or the Welsh Ministers – 15
- (a) the number of other members must be prescribed by order under section 135, and
- (b) the prescribed number must be –
- (i) not less than 5, and
- (ii) not more than 11. 20
- (2) In the case of a locally-led urban development corporation –
- (a) the number of other members must be prescribed by order under section 135, and
- (b) the prescribed number must be not less than 5.
- (3) In any other case, the number of other members must be 25
not less than 5.”
- (2) In section 3 of the New Towns Act 1981 (establishment of development corporations) –
- (a) in subsection (2), for paragraph (c) substitute –
- “(c) at least one other member.”; 30
- (b) after subsection (2) insert –
- “(2ZA) In the case of a development corporation established by an order under this section made by the Welsh Ministers –
- (a) the number of members other than the chairman and deputy chairman must be prescribed by the order, and 35
- (b) the prescribed number is not to exceed 11.
- (2ZB) In the case of a locally-led development corporation, the number of members other than the chairman and deputy chairman must be prescribed by the order.”

- (3) Nothing in this section affects any provision of an order made before this section comes into force.

Finance

- 164 Removal of limits on borrowing of urban development corporations and new town development corporations** 5
- (1) In paragraph 8 of Schedule 31 to the Local Government, Planning and Land Act 1980 (aggregate limit on borrowing of urban development corporations)–
- (a) in sub-paragraph (1), after “sub-paragraph (2) below” insert “(save as excepted by sub-paragraph (2A))”;
- (b) after sub-paragraph (2A) insert– 10
- “(2A) But no sum which is–
- (a) borrowed by, or issued in fulfilment of a guarantee of a debt of, a corporation for an urban development area in England, and
- (b) borrowed or issued on or after the date on which section 164 of the Levelling-up and Regeneration Act 2023 comes into force, 15
- is to count for the purposes of sub-paragraph (2)(a) or (b).”
- (2) In section 60 of the New Towns Act 1981 (aggregate limit on borrowing of new town development corporations)– 20
- (a) in subsection (1), after “sums” insert “(save as excepted by subsection (1A))”;
- (b) after subsection (1) insert–
- “(1A) No sum which– 25
- (a) is advanced to, or borrowed by, a development corporation established for the purposes of a new town in England, and
- (b) is advanced or borrowed on or after the date on which section 164 of the Levelling-up and Regeneration Act 2023 comes into force, 30
- is to count for the purposes of subsection (1)(a) or (d).”

PART 9

COMPULSORY PURCHASE

Powers

165 Acquisition by local authorities for purposes of regeneration

In section 226 of TCPA 1990 (power of local authority to acquire land compulsorily for development and other planning purposes), after subsection (1A) insert— 5

“(1B) In the application of subsections (1) and (1A) in England, “improvement” includes regeneration.”

Procedure 10

166 Online publicity

(1) The Acquisition of Land Act 1981 is amended as follows.

(2) In section 7(1) (definitions), after the definition of “acquiring authority” insert—

““appropriate website”, in relation to a notice about a proposed compulsory purchase, means a website which members of the public could reasonably be expected to find on searching on the internet for information about the scheme or project that underlies the proposed purchase.”. 15

(3) In section 11 (requirement to publish notice of compulsory purchase order in newspaper)— 20

(a) for the heading substitute “Public notices”;

(b) in subsection (1)—

- (i) the words from “in two” to “situated” become paragraph (a);
- (ii) at the end insert “, and

(b) for a period of at least 21 days ending with the day specified under subsection (2)(d), publish a notice in the prescribed form on an appropriate website.”; 25

(c) in subsection (2)—

(i) in the words before paragraph (a), for “notice” substitute “notices”; 30

(ii) omit the “and” at the end of paragraph (c);

(iii) after paragraph (c) insert—

“(ca) specify a website on which those copies may be viewed, and”; 35

- (iv) for paragraph (d) substitute—
- “(d) specify the final day for making objections to the order, and the manner in which objections can be made.”;
- (d) after subsection (2) insert— 5
- “(2A) If the confirming authority is satisfied that, because of special circumstances, it is impracticable for the acquiring authority to make the copies referred to in subsection (2)(c) available for inspection at an appropriate place, the confirming authority may direct that the requirement in subsection (2)(c) (together with that in section 12(1)(ba)) is not to apply.”; 10
- (e) in subsection (4)(b), omit the words from “(but” to “affixed”.
- (4) In section 12(1) (requirement to serve notice on certain affected persons) —
- (a) omit the “and” at the end of paragraph (b);
- (b) after paragraph (b) insert— 15
- “(ba) (subject to section 11(2A)) naming a place within the locality where a copy of the order and of the map referred to in it may be inspected,
- (bb) specifying a website on which those copies may be viewed, and”; 20
- (c) for paragraph (c) substitute—
- “(c) specifying the final day for making objections to the order, and the manner in which objections can be made.”
- (5) After section 12 insert— 25
- “12A Final day for making objections**
- (1) For the purposes of sections 11 and 12, the day specified as the final day for making objections must be the last day, or a day after the last day, of the period of 21 days beginning with the first day at the beginning of which the acquiring authority expects that all of the following conditions will be satisfied. 30
- (2) The conditions are that—
- (a) a notice has been published for the first time as required by section 11(1)(a),
- (b) publication as required by section 11(1)(b) has begun, 35
- (c) a notice has been affixed as required by section 11(3), and
- (d) a notice has been served on every qualifying person as required by section 12(1).”
- (6) In section 15 (notices after confirmation of compulsory purchase order) —
- (a) in subsection (3) — 40
- (i) the words from “in one” to “situated” become paragraph (a);

- (ii) at the end of that paragraph insert “, and
 - (b) on an appropriate website, until the end of the period of 6 weeks beginning with the day on which the authority takes the final step needed to comply with subsection (1)(a).”; 5
- (b) in subsection (3A), for “(3)” substitute “(3)(a)”;
- (c) in subsection (3B) –
 - (i) for “(3)” substitute “(3)(a)”;
 - (ii) after “(3A),” insert “or with subsection (3)(b),”;
- (d) in subsection (4), after paragraph (c) insert – 10
 - “(ca) specifying a website on which those copies may be viewed.”;
- (e) after subsection (4) insert –
 - “(4A) If the confirming authority is satisfied that, because of special circumstances, it is impracticable for the acquiring authority to make the copies referred to in subsection (4)(c) available for inspection at an appropriate place, the confirming authority may direct that the requirement in subsection (4)(c) is not to apply.” 15
- (7) In section 22 (requirement to publish notice of certificate under Part 3 of the Act) – 20
 - (a) the words from “in one” to “situated” become paragraph (a);
 - (b) at the end of that paragraph insert “, and
 - (b) on an appropriate website, until the end of the period of 6 weeks beginning with the day on which the certificate is given,”. 25
- (8) In paragraph 9 of Schedule 3 (requirement to publish notice of certificate under that Schedule) –
 - (a) the words from “in one” to “situated” become paragraph (a);
 - (b) at the end of that paragraph insert “, and 30
 - (b) on an appropriate website, until the end of the period of 6 weeks beginning with the day on which the certificate is given,”.

167 Confirmation proceedings

- (1) The Acquisition of Land Act 1981 is amended as follows. 35
- (2) In section 13A (confirmation proceedings for contested orders), for subsections (2) to (6) substitute –
 - “(1A) The confirming authority must cause a public local inquiry to be held if –
 - (a) the order is subject to special parliamentary procedure, or 40

- (b) in the case of an order to which section 16 applies, a certificate has been given under subsection (2) of that section.
- (1B) If subsection (1A) does not apply, the confirming authority must either –
- (a) cause a public local inquiry to be held, or 5
- (b) follow the representations procedure.
- (1C) In deciding between those options, the confirming authority must have regard to the scale and complexity of what is proposed by the order.
- (1D) The representations procedure is a procedure to be prescribed.
- (1E) The regulations prescribing the procedure must include – 10
- (a) provision enabling each person who has made a remaining objection to make representations –
- (i) in writing to the confirming authority, or
- (ii) if the person so requests, at a hearing, and
- (b) provision enabling the acquiring authority, and any other person the confirming authority thinks appropriate, to make representations – 15
- (i) in writing to the confirming authority, or
- (ii) if applicable, at a hearing held as mentioned in paragraph (a)(ii). 20
- (1F) The regulations may provide for hearings to be held by the confirming authority or by a person appointed by the confirming authority.
- (1G) In subsection (1E), “representations” means representations as to whether the order should be confirmed.
- (1H) Before confirming the order, the confirming authority must consider – 25
- (a) each remaining objection;
- (b) if a public local inquiry was held, the report of the person who held it;
- (c) if the representations procedure was followed and the confirming authority held a hearing, the representations made at the hearing; 30
- (d) if the representations procedure was followed and a person appointed by the confirming authority held a hearing, the report of that person;
- (e) if the representations procedure was followed and written representations were made, those representations. 35
- (1I) The confirming authority may confirm the order with or without modifications.”
- (3) In section 13B (supplementary provision about written representations procedure) – 40
- (a) in the heading, omit “Written”;

- (b) in each of the following provisions, omit “written” –
 - (i) subsection (1);
 - (ii) subsection (2);
 - (iii) subsection (4);
 - (iv) subsection (6);
 - (v) subsection (7);
- (c) in subsection (7), for “13A(6)” substitute “13A(1D)”. 5
- (4) In section 13C (confirmation of compulsory purchase order in stages), in subsection (3), for “13A(2) or (3)” substitute “13A(1A) or (1B)”. 5
- (5) In section 14D(3) (functions of inspector appointed by confirming authority), in paragraph (c), for the words from “13A(3)(a)” to the end substitute “13A”. 10

168 Conditional confirmation

- (1) The Acquisition of Land Act 1981 is amended as set out in subsections (2) and (3).
- (2) After section 13B insert – 15
 - “13BA Conditional confirmation**
 - (1) The confirming authority may confirm a compulsory purchase order conditionally.
 - (2) The effect of conditional confirmation is that the order –
 - (a) does not become operative until the confirming authority has decided, on an application by the acquiring authority, that certain conditions have been met, and 20
 - (b) expires if the confirming authority –
 - (i) has not received an application for the purposes of subsection (2)(a) by a certain time, or 25
 - (ii) having received such an application by that time, decides that the conditions have not been met.
 - (3) The conditions and the time are to be specified by the confirming authority when it confirms the order.
 - (4) The procedure to be followed in relation to an application under this section is to be prescribed. 30
 - (5) The regulations prescribing the procedure must include provision for each relevant objector –
 - (a) to be given notice of the application (or for steps to be taken with a view to notifying them), and 35
 - (b) to have the opportunity to make written representations in response to the application.
 - (6) In subsection (5), “relevant objector” means a person who made an objection to the order that –

- (a) was a remaining objection for the purposes of section 13A, and
(b) had not been withdrawn by the time the order was confirmed.
- (7) The regulations may include provision as to the giving of reasons for the decision on the application.
- (8) Subsections (2) to (6) of section 13B apply to proceedings on an application under this section as they apply to the representations procedure.” 5
- (3) In section 15 (notices after confirmation of compulsory purchase order) –
- (a) in subsection (2)(b), for “date when the order becomes operative” substitute “day on which the authority takes the final step needed to comply with subsection (1)(a)”;
- (b) in subsection (3), at the beginning insert “Unless the order was confirmed conditionally,”; 10
- (c) in subsection (4), after paragraph (b) insert –
- “(ba) if the order was confirmed conditionally, stating the conditions and time specified under section 13BA(3);”;
- (d) after subsection (4A) (inserted by section 166(6)) insert –
- “(4B) If the order was confirmed conditionally and the confirming authority decides under section 13BA that the conditions have been met, the acquiring authority must serve – 15
- (a) a copy of the order, and
- (b) a fulfilment notice,
- on each person on whom a notice was required to be served under section 12.
- (4C) Where subsection (4B) applies, the acquiring authority must also – 25
- (a) affix a fulfilment notice to a conspicuous object or objects on or near the land comprised in the order, and
- (b) publish a fulfilment notice –
- (i) in one or more local newspapers circulating in the locality in which the land comprised in the order is situated, and 30
- (ii) on an appropriate website, until the end of the period of 6 weeks beginning with the day on which the acquiring authority takes the final step needed to comply with subsection (4B). 35
- (4D) The acquiring authority must comply with subsections (4B) and (4C)(a) and (b)(i) before the end of –
- (a) the period of 6 weeks beginning with the day on which the decision under section 13BA is made, or 40

- (b) such longer period beginning with that day as may be agreed in writing between the acquiring authority and the confirming authority.
 - (4E) If the acquiring authority fails to comply with those provisions before the end of that period, or fails to comply with subsection (4C)(b)(ii), the confirming authority may –
 - (a) take any steps that the acquiring authority was required but has failed to take to comply, and
 - (b) recover the reasonable costs of doing so from the acquiring authority
 - (4F) A fulfilment notice is a notice –
 - (a) stating that the conditions subject to which the order was confirmed have been met and that the order will therefore become operative, and
 - (b) annexing the information that was contained in the confirmation notice.”;
 - (e) in subsection (5), after “notice” insert “or fulfilment notice”;
 - (f) in subsection (6) –
 - (i) after “notice” insert “, and any fulfilment notice,”;
 - (ii) for “it” substitute “each such notice”.
- (4) In paragraph 3 of Schedule 5A to the Housing Act 1985 (termination of initial demolition notices) –
 - (a) in sub-paragraph (2), after “(3)(a)” insert “or (aa)”;
 - (b) in sub-paragraph (3) –
 - (i) omit the “or” at the end of paragraph (a);
 - (ii) after paragraph (a) insert –
 - “(aa) a decision under section 13BA(2)(b)(ii) of that Act that conditions subject to which the order was confirmed have not been met, or”;
 - (c) in sub-paragraph (4), after “(3)(a)” insert “or (aa)”;
 - (d) after sub-paragraph (6) insert –
 - “(6A) If –
 - (a) a compulsory purchase order has been made as described in sub-paragraph (2),
 - (b) the order expires by virtue of section 13BA(2)(b)(i) of the Acquisition of Land Act 1981, and
 - (c) the effect of the expiry is that the landlord will not be able, by virtue of that order, to carry out the demolition of the dwelling-house,the notice ceases to be in force as from the date when the order expires.”;
 - (e) in sub-paragraph (7), after “(2)” insert “or (6A)”.

169 Corresponding provision for purchases by Ministers

Schedule 15 makes provision in relation to compulsory purchases by Ministers corresponding to the preceding provisions of this Part.

170 Consequential amendments relating to date of operation

- (1) In section 26 of the Acquisition of Land Act 1981 (date of operation of orders and certificates), for subsections (1) and (2) substitute – 5
- “(1A) A compulsory purchase order confirmed under Part 2 becomes operative –
- (a) if it is confirmed unconditionally, on the date on which a confirmation notice in respect of the order is first published as required by section 15(3)(a); 10
- (b) if it is confirmed conditionally, on the date on which a fulfilment notice in respect of the order is first published as required by section 15(4C)(b)(i).
- (1B) A compulsory purchase order made under Schedule 1 becomes operative – 15
- (a) if it is made unconditionally, on the date on which a making notice in respect of the order is first published as required by paragraph 6(3)(a) of that Schedule;
- (b) if it is made conditionally, on the date on which a fulfilment notice in respect of the order is first published as required by paragraph 6(4C)(b)(i) of that Schedule. 20
- (1C) Subsections (1A) and (1B) do not apply to an order to which the Statutory Orders (Special Procedure) Act 1945 applies.
- (2A) A certificate given under Part 3 becomes operative on the date on which it is first published as required by section 22(a). 25
- (2B) A certificate given under Schedule 3 become operative on the date on which it is first published as required by paragraph 9(a) of that Schedule.
- (3) This section is subject to section 24.” 30
- (2) In section 5(2) of the Compulsory Purchase (Vesting Declarations) Act 1981 (vesting declaration not to be executed before purchase order operative), for “26(1)” substitute “26”.

171 Time limits for implementation

- (1) In the Acquisition of Land Act 1981 – 35

- (a) after section 13C insert—
- “13D Power to extend time limit for implementation**
- (1) The confirming authority may, when it confirms a compulsory purchase order, include provision in the order specifying a period longer than three years for the purposes of section 4 of the Compulsory Purchase Act 1965 (time limit for notice to treat) and section 5A of the Compulsory Purchase (Vesting Declarations) Act 1981 (time limit for general vesting declaration). 5
- (2) No such provision is to be included by the acquiring authority in the order submitted for confirmation.”; 10
- (b) in paragraph 1 of Schedule 1 (preliminary provision about compulsory purchase by Ministers), after sub-paragraph (3) insert—
- “(3A) The order may, in particular, include provision specifying a period longer than three years for the purposes of section 4 of the Compulsory Purchase Act 1965 (time limit for notice to treat) and section 5A of the Compulsory Purchase (Vesting Declarations) Act 1981 (time limit for general vesting declaration).” 15
- (2) In the Compulsory Purchase Act 1965— 20
- (a) in section 4 (time limit for notice to treat)—
- (i) the existing text becomes subsection (1);
- (ii) in that subsection, for “period of 3 years” substitute “applicable period”;
- (iii) after that subsection insert— 25
- “(2) The applicable period is—
- (a) 3 years, or
- (b) such longer period as is specified in the order for the purposes of this section.”;
- (b) in section 4A (extension of time limit during challenge), in subsection (1), for “three year period mentioned in” substitute “applicable period for the purposes of”. 30
- (3) In the Compulsory Purchase (Vesting Declarations) Act 1981—
- (a) in section 5A (time limit for general vesting declaration)—
- (i) the existing text becomes subsection (1); 35
- (ii) in that subsection, for “period of 3 years” substitute “applicable period”;
- (iii) after that subsection insert—
- “(2) The applicable period is—
- (a) 3 years, or 40
- (b) such longer period as is specified in the order for the purposes of this section.”;

- (b) in section 5B (extension of time limit during challenge), in subsection (1), for “three year period mentioned in” substitute “applicable period for the purposes of”.

172 Agreement to vary vesting date

- (1) The Compulsory Purchase (Vesting Declarations) Act 1981 is amended as set out in subsections (2) to (6). 5
- (2) In section 7 (constructive notice to treat), in subsection (1), at the beginning insert “Subject to section 8A,”.
- (3) In section 8 (vesting, entry and possession), in subsection (1), for “section” substitute “sections 8A and”. 10
- (4) After section 8 insert –

“8A Postponement of vesting by agreement

- (1) The acquiring authority may agree in writing with the owner of any interest which is to vest in the authority under section 8 that the interest is to vest on a date after the vesting date. 15
- (2) If such an agreement is in force on the vesting date, sections 7 and 8 operate in relation to the interest as if the vesting date were –
- (a) the agreed date, or
 - (b) any date subsequently agreed under subsection (1).
- (3) If an interest subject to an agreement under this section entitles the owner to possession of the land concerned, the right to enter upon and take possession of the land given by section 8 does not arise until the interest vests in accordance with this section.” 20
- (5) In section 10 (compensation), after subsection (1) insert –
- “(1A) But if an agreement under section 8A is in force in relation to an interest in the land when the land becomes vested apart from that interest, subsection (1) does not give rise to any liability in relation to the interest until it becomes vested.” 25
- (6) In paragraph 5 of Schedule A1 (definitions for the purposes of the Schedule) –
- (a) the existing text become sub-paragraph (1); 30
 - (b) in that sub-paragraph, in the definition of “original vesting date”, after “is” insert “, subject to sub-paragraph (2),”;
 - (c) after that sub-paragraph insert –
- “(2) If an agreement under section 8A is in force in respect of the interest which gives the owner the ability to sell the land proposed to be acquired, the “original vesting date” is the date on which the interest is to vest as a result of the agreement.” 35
- (7) In section 5A of the Land Compensation Act 1961 (valuation date) –

- (a) in subsection (4), after “date is” insert “, subject to subsection (4A),”;
- (b) after subsection (4) insert –
 - “(4A) If an interest in land vests in accordance with an agreement under section 8A of that Act (postponement of vesting), the relevant valuation date in respect of that interest is the earlier of –
 - (a) the date on which it vests, and
 - (b) the date when the assessment is made.”;
- (c) in subsection (5B)(b), after “is” insert “, as a result of Schedule A1 to the Compulsory Purchase (Vesting Declarations) Act 1981 (counter-notices in respect of divided land),”.

173 Common standards for compulsory purchase data

- (1) The Secretary of State may, by regulations, make provision requiring an acquiring authority, in preparing, holding or providing such of its relevant compulsory purchase data as is specified or described in the regulations, to comply with any approved data standards which are applicable. 15
- (2) “Acquiring authority” means any person who is, or may be, authorised under an enactment to acquire land compulsorily.
- (3) “Approved data standards”, in relation to relevant compulsory purchase data, are such written standards, containing technical specifications or other requirements in relation to the data, or in relation to preparing, holding or providing the data, as may be published by the Secretary of State from time to time. 20
- (4) “Relevant compulsory purchase data” means information that is, or is to be, contained in relevant compulsory purchase documentation. 25
- (5) “Relevant compulsory purchase documentation” means an order or notice or any other documentation that is, or is to be, prepared by an acquiring authority (acting as such) under or for the purposes of relevant compulsory purchase legislation.
- (6) “Relevant compulsory purchase legislation” means provision made by or under – 30
 - (a) the Land Compensation Act 1961,
 - (b) the Compulsory Purchase Act 1965,
 - (c) the Land Compensation Act 1973,
 - (d) sections 10 to 16 of, and Schedules 4 and 5 to, the New Towns Act 1981,
 - (e) the Compulsory Purchase (Vesting Declarations) Act 1981,
 - (f) the Acquisition of Land Act 1981, or
 - (g) Chapter 1 of Part 2 of the Neighbourhood Planning Act 2017.
- (7) “Providing”, in subsection (1), includes submitting, issuing, serving, notifying and publishing. 40

*Compensation***174 ‘No-scheme’ principle: minor amendments**

- (1) In section 6D of the Land Compensation Act 1961 (no-scheme principle) –
- (a) in subsection (3), for “regeneration or redevelopment” substitute “development”; 5
 - (b) in subsection (4)(a), for “regeneration or redevelopment” substitute “development for which the land is acquired”;
 - (c) after subsection (6) insert –
 - “(7) In this section and section 6E, “development” includes re-development, regeneration and improvement.” 10
- (2) In section 6E of that Act (further provision about inclusion of transport projects in “scheme” for purposes of no-scheme principle) –
- (a) in subsection (2)(a), for “regeneration or redevelopment” substitute “the development of land in the vicinity of land comprised in the relevant transport project”; 15
 - (b) in subsection (2)(c), omit “for regeneration or redevelopment”;
 - (c) in subsection (3), for “8 September 2016” substitute “the relevant date”;
 - (d) after subsection (3) insert –
 - “(3A) The “relevant date” is –
 - (a) 8 September 2016, in a case where the land is acquired for regeneration or redevelopment and regeneration or redevelopment was part of the published justification for the relevant transport project; 20
 - (b) in any other case, the first day after the period of three months beginning with the day on which section 174 of the Levelling-up and Regeneration Bill comes into force.” 25

175 Prospects of planning permission for alternative development

- (1) The Land Compensation Act 1961 is amended as follows.
- (2) In section 14 (taking account of actual or prospective planning permission in valuing land) – 30
- (a) in subsection (2), for paragraph (b) substitute –
 - “(b) of the prospect of planning permission being granted on or after that date for development, whether on the relevant land or other land, other than development for which planning permission is in force at the relevant valuation date.”; 35
 - (b) for subsections (3) and (4) substitute –
 - “(2A) If a description of development is certified under section 17 as appropriate alternative development in relation to the relevant 40

- land (or any part of it), it is to be taken as certain for the purposes of subsection (2)(b) that—
- (a) planning permission for development of that description would be (or would have been) granted on the relevant valuation date, and 5
 - (b) the permission would be (or would have been) granted in accordance with any indication given under section 17(5B).
- (2B) In relation to any other development, the prospects of planning permission are to be assessed for the purposes of subsection (2)(b)— 10
- (a) on the assumptions set out in subsection (5), and
 - (b) otherwise, in the circumstances known to the market at the relevant valuation date.”;
- (c) in subsection (5), in the words before paragraph (a), for "subsections (2)(b) and (4)(b)" substitute "subsection (2B)(a) (and in section 17(1B)(a))"; 15
- (d) in subsection (9), in the words before paragraph (a), for the words from "to" to "15(1)(b)" substitute "in subsection (2) to planning permission that is in force". 20
- (3) In section 17 (certification of appropriate alternative development)—
- (a) in subsection (1), for the words from "containing" to the end substitute "stating that a certain description of development is appropriate alternative development in relation to the acquisition";
 - (b) after subsection (1) insert— 25
- “(1A) Development is "appropriate alternative development" for this purpose if it is development—
- (a) on the land in which the interest referred to in subsection (1) subsists (whether alone or together with other land), 30
 - (b) for which planning permission is not in force at the relevant planning date, and
 - (c) in respect of which the following test is met.
- (1B) The test is whether, had an application for planning permission for the development been determined on the relevant planning date, the local planning authority would have been more likely than not to grant the permission— 35
- (a) on the assumptions set out in section 14(5),
 - (b) on the assumption that it would act lawfully, and
 - (c) otherwise, in the circumstances known to the market 40
- (1C) For the purposes of subsections (1A) and (1B), the "relevant planning date" is—

- (a) the relevant valuation date, or
 - (b) if earlier, the date on which the application under this section is determined.”;
 - (c) in subsection (3), for paragraphs (a) and (b) substitute –
 - “(ba) must set out the applicant’s reasons for considering that the description of development given in the application is appropriate alternative development, and”;
 - (d) for subsections (5) to (8) substitute –
 - “(5A) The local planning authority may issue a certificate under this section in respect of –
 - (a) the description of development given in the application for the certificate, or
 - (b) a description of development less extensive than, but otherwise falling within, the description given in the application.
 - (5B) A certificate under this section must give a general indication of –
 - (a) any conditions to which planning permission for the development would have been subject, and
 - (b) any pre-condition for granting the permission (for example, entry into an obligation) that would have had to be met.
 - (5C) The test to be applied for the purposes of subsection (5B) is whether the local planning authority would have been more likely than not to impose such conditions, or insist on such a pre-condition, on the assumptions, and otherwise in the circumstances, referred to in subsection (1B).”;
 - (e) in subsection (10) –
 - (i) for “there must be taken into account any expenses reasonably” substitute “no account is to be taken of any expenses”;
 - (ii) omit the words from “where” to “favour”.
- (4) In section 18 (appeals to Upper Tribunal) –
 - (a) in subsection (2) –
 - (i) after paragraph (a) (but before the “and” at the end) insert –
 - “(aa) must consider those matters as if, in subsections (1B) and (5C), the references to the local planning authority were references to a reasonable planning authority,”;
 - (ii) in paragraph (b), after sub-paragraph (ii) insert –
 - “(iia) cancel it, or”;

- (b) after subsection (2) insert—
- “(2A) Where the local planning authority have rejected an application for a certificate under section 17, the person who applied for the certificate may appeal to the Upper Tribunal against the rejection. 5
- (2B) On an appeal under subsection (2A)—
- (a) paragraphs (a) and (aa) of subsection (2) apply as on an appeal under subsection (1), and,
- (b) the Upper Tribunal must— 10
- (i) confirm the rejection, or
- (ii) issue a certificate,
- as the Upper Tribunal may consider appropriate.”;
- (c) in subsection (3), for the words from “the preceding” to the end substitute “subsection (2A) applies as if the local planning authority have rejected the application”; 15
- (d) after subsection (3) insert—
- “(4) The references in sections 14(2A) and 17(5A) and (5B) to a certificate under section 17 include a certificate issued, or as varied, by the Upper Tribunal under this section.”
- (5) In section 19 (applications by surveyors)— 20
- (a) in subsection (3), for “paragraphs (a) and (b)” substitute “paragraph (ba)”;
- (b) after that subsection insert—
- “(4) In the application of section 18 by virtue of subsection (1)— 25
- (a) subsection (1)(a) of that section is to be read as if it included the surveyor, and
- (b) subsection (2A) of that section is to be read as if the reference to the person who applied for the certificate included the person entitled to the interest.”
- (6) In section 20(a) (power to prescribe time limit for issuing certificate under section 17), for the words from “time” to the end substitute “period within which an application under that section is to be determined”. 30
- (7) In section 22 (interpretation of Part 3), after subsection (2) insert—
- “(2A) The completion of the acquisition or purchase referred to in the applicable paragraph of subsection (2) does not affect the continued application of that subsection.” 35

PART 10

LETTING BY LOCAL AUTHORITIES OF VACANT HIGH-STREET PREMISES

Significant concepts

176 Designated high streets and town centres

- (1) A local authority may designate a street in its area as a high street for the purposes of this Part if it considers that the street is important to the local economy because of a concentration of high-street uses of premises on the street. 5
- (2) A local authority may designate an area within its area as a town centre for the purposes of this Part if— 10
- (a) the built environment of the area is characterised principally by a network of streets, and
 - (b) the authority considers that the area is important to the local economy because of a concentration of high-street uses of premises in the area.
- (3) A street or area is not to be designated, however, if the authority considers that its importance derives principally from goods or services purchased in the course of business. 15
- (4) A designation under this section may be varied or withdrawn at any time.
- (5) A local authority must maintain and make available to the public a list describing, and a map showing, any designations under this section that are in force in its area. 20
- (6) A designation under this section is a local land charge.
- (7) In this Part—
- “designated high street” means a street for the time being designated under subsection (1); 25
 - “designated town centre” means an area for the time being designated under subsection (2).

177 High-street uses and premises

- (1) For the purposes of this Part, any use of premises that falls within any of the following sub-paragraphs is a “high-street use”— 30
- (a) use as a shop or office;
 - (b) use for the provision of services to persons who include visiting members of the public;
 - (c) use as a restaurant, bar, public house, café or other establishment selling food or drink for immediate consumption; 35
 - (d) use for public entertainment or recreation;
 - (e) use as a communal hall or meeting-place;

- (f) use for manufacturing or other industrial processes of a sort that can (in each case) reasonably be carried on in proximity to, and compatibly with, the preceding uses.
- (2) For the purposes of this Part, premises are “qualifying high-street premises” if – 5
 - (a) they are situated on a designated high street or in a designated town centre, and
 - (b) the local authority considers them to be suitable for a high-street use.
- (3) But premises are not “qualifying high-street premises” if they are, or when last used were, used wholly or mainly as a warehouse. 10
- (4) For the purposes of this Part, “suitable high-street use”, in relation to premises, means a high-street use for which the local authority considers the premises to be suitable.
- (5) In considering the uses for which premises are suitable, a local authority is to have regard to any works that it expects – 15
 - (a) the landlord would be required to carry out, or
 - (b) the tenant would be permitted to, and likely to, carry out, if a contract was entered into under section 189 and a tenancy was granted further to it.
- 178 Vacancy condition** 20
- (1) For the purposes of this Part, the “vacancy condition” is satisfied in relation to premises on a given day if –
 - (a) the premises are unoccupied on that day, and
 - (b) either – 25
 - (i) the premises were unoccupied for the whole of the period of one year ending with the previous day, or
 - (ii) during the period of two years ending with the previous day, the premises were unoccupied on at least 366 days.
- (2) For the purposes of subsection (1), premises are occupied on a day during which they begin or cease to be occupied. 30
- (3) Days before the day on which this section comes into force are to count for the purposes of subsection (1)(b).
- (4) Occupation by –
 - (a) a trespasser, or
 - (b) a person living in premises that are not designed or adapted for residential use, 35is not to count for the purposes of this section.
- (5) Regulations may amend this section so as to alter the circumstances in which the “vacancy condition” is satisfied in relation to premises.

- (6) Those circumstances must relate to the time during which premises are or have been unoccupied.
- (7) A state of affairs does not amount to the occupation of premises for the purposes of this section unless it involves the use of the premises for activity that—
 - (a) is substantial,
 - (b) is sustained, and
 - (c) involves the regular presence of people at the premises.

5

179 Local benefit condition

For the purposes of this Part, the “local benefit condition” is satisfied in relation to premises if the local authority considers that the occupation of the premises for a suitable high-street use would be beneficial to the local economy, society or environment.

10

Procedure preliminary to letting

180 Initial notice

15

- (1) On any day on which it appears to a local authority that the vacancy condition and the local benefit condition are met in relation to qualifying high-street premises in its area, the authority may serve a notice under this section (an “initial letting notice”) on the landlord of the premises.
- (2) An initial letting notice expires (if it has not been withdrawn)—
 - (a) when a final letting notice in relation to the premises takes effect, or
 - (b) at the end of the period of ten weeks beginning with the day on which the initial letting notice takes effect.

20

181 Restriction on letting while initial notice in force

- (1) While an initial letting notice is in force in relation to premises, the landlord of the premises may not—
 - (a) grant, or agree to grant, a tenancy of, or licence to occupy, the premises, or
 - (b) enter into any other agreement resulting in another person becoming entitled to possess or occupy the premises (except as a result of the transfer or extinction of the landlord’s interest),
 without the written consent of the local authority that served the notice.
- (2) The local authority must give or refuse consent under subsection (1) within a reasonable time after it is sought.
- (3) Subsection (1) does not apply to the grant of a tenancy pursuant to an obligation that bound the landlord before the initial letting notice took effect.

25

30

35

- (4) An obligation that is conditional on the service of an initial letting notice in relation to the premises is to be disregarded for the purposes of subsection (3).
- (5) A tenancy or licence granted, or other agreement entered into, without consent required by subsection (1) is void. 5
- (6) But subsection (5) is to be treated as never having applied to a tenancy, licence or agreement if—
 - (a) either—
 - (i) the initial letting notice expires without a final letting notice having taken effect, or 10
 - (ii) a final letting notice served further to the initial letting notice expires without a contract having been entered into under section 189, and
 - (b) the parties to the tenancy, licence or agreement have, until the expiry, conducted themselves towards each other on the basis that the tenancy, licence or agreement is valid. 15

182 Circumstances in which letting to be permitted

- (1) The local authority must give consent under section 181(1) to—
 - (a) the grant of, or an agreement to grant, a tenancy, or
 - (b) the grant of a licence to occupy the premises, 20if the conditions in subsection (2) are met.
- (2) The conditions are that—
 - (a) the term of the proposed tenancy, or the period of occupation under the proposed licence, would begin within the period of eight weeks beginning with the day on which the initial letting notice took effect, 25
 - (b) that term or period would be at least one year, and
 - (c) the local authority is satisfied that the tenancy or licence would be likely to lead to the occupation of the premises for a high-street use.
- (3) For the purposes of subsection (2)(b), a term or period is to be taken to be less than one year if the lessor or licensor has a right to terminate it within the period of one year beginning with the day on which it starts, unless that right arises only on default by the tenant or licensee. 30
- (4) Consent granted further to the duty in subsection (1) is to be treated as not having been given if—
 - (a) the proposed tenancy or licence is not granted, or 35
 - (b) the term of the tenancy, or period of occupation under the licence, does not begin,within the period referred to in subsection (2)(a).

183 Final notice

- (1) A local authority may serve a notice under this section (a “final letting notice”) on the landlord of qualifying high-street premises on any day on which—
- (a) an initial letting notice served by the authority is in force in relation to the premises, 5
 - (b) the period of eight weeks beginning with the day on which that notice took effect has elapsed, and
 - (c) either—
 - (i) no tenancy or licence has been granted, or other agreement entered into, with the consent of the authority under section 181 or in circumstances where consent was not needed because of subsection (3) of that section, or 10
 - (ii) the authority is satisfied that any tenancy, licence or agreement so granted or entered into is consistent with the contemplated exercise of its powers under section 189. 15
- (2) But the notice must be served in time for it to take effect before the initial letting notice expires.
- (3) A final letting notice expires (if it has not been withdrawn or revoked on appeal, and subject to sections 186(6) and 187(6)) at the end of the period of 14 weeks beginning with the day on which it takes effect. 20

184 Restriction on letting while final notice in force

- (1) While a final letting notice is in force in relation to premises, the landlord of the premises may not—
- (a) grant, or agree to grant, a tenancy of, or licence to occupy, the premises, or 25
 - (b) enter into any other agreement resulting in another person becoming entitled to possess or occupy the premises (except as a result of the transfer or extinction of the landlord’s interest),
- without the written consent of the local authority that served the notice.
- (2) The local authority must give or refuse consent under subsection (1) within a reasonable time after it is sought. 30
- (3) Subsection (1) does not apply to the grant of a tenancy pursuant to an obligation that bound the landlord before the initial letting notice preceding the final letting notice took effect.
- (4) An obligation that is conditional on the service of an initial letting notice or final letting notice in relation to the premises is to be disregarded for the purposes of subsection (3). 35
- (5) A tenancy granted, or agreement entered into, without consent required by subsection (1) is void.

- (6) But subsection (5) is to be treated as never having applied to a tenancy, licence or agreement if—
 - (a) the final letting notice expires without a contract having been entered into under section 189, and
 - (b) the parties to the tenancy, licence or agreement have, until that expiry, conducted themselves towards each other on the basis that the tenancy, licence or agreement is valid. 5

185 Restriction on works while final notice in force

- (1) While a final letting notice is in force in relation to premises, the landlord of the premises may not carry out, or permit the carrying out of, any works to the premises without the written consent of the local authority that served the notice. 10
- (2) In subsection (1), “works to the premises” include the alteration or removal of any fixtures or fittings on the premises.
- (3) Subsection (1) does not apply to works that are— 15
 - (a) urgently necessary for repair or preservation, or
 - (b) necessary to fulfil an obligation of the landlord, other than one voluntarily assumed after the initial letting notice preceding the final letting notice took effect.
- (4) The local authority must— 20
 - (a) give or refuse consent under subsection (1) within a reasonable time after it is sought, and
 - (b) must give such consent unless there are reasonable grounds for refusing it, concerning the exercise or contemplated exercise of the authority’s powers under the following provisions of this Part in relation to the premises. 25
- (5) A person who contravenes subsection (1) without reasonable excuse commits an offence and is liable on summary conviction to a fine not exceeding level 4 on the standard scale.

186 Counter-notice 30

- (1) The landlord of premises in relation to which a final letting notice has been served may give a counter-notice to the local authority that served the final letting notice.
- (2) A counter-notice must be received by the local authority before the end of the period of 14 days beginning with the day on which the final letting notice takes effect. 35
- (3) A counter-notice must—
 - (a) state that, if the final letting notice is not withdrawn, the landlord intends to appeal against it, and

- (b) specify the ground (which must be a permissible ground) on which the appeal would be brought.
- (4) The permissible grounds of appeal are set out in Part 1 of Schedule 16 (and they are to be interpreted and applied in accordance with Part 2 of that Schedule). 5
- (5) Regulations may amend that Schedule so as to—
 - (a) add a ground of appeal;
 - (b) make provision about the interpretation or application of a ground so added;
 - (c) amend or remove a ground so added or provision so made. 10
- (6) The period referred to in section 183(3), as it applies to a particular final letting notice, is extended by 28 days if a counter-notice is served in relation to the final letting notice.

187 Appeals

- (1) This section applies if— 15
 - (a) a counter-notice is given under section 186, and
 - (b) the landlord of the premises to which it relates is not, within the period of 14 days beginning with the day on which the counter-notice was received by the local authority, notified by the authority of the withdrawal of the final letting notice. 20
- (2) The landlord may appeal against the final letting notice to the county court.
- (3) An appeal must be brought on the ground specified in the counter-notice.
- (4) An appeal must be brought within the period of 28 days beginning with the day on which the counter-notice was received by the local authority.
- (5) In disposing of an appeal under this section, the county court must either revoke or confirm the final letting notice. 25
- (6) The period referred to in section 183(3), as it applies to a particular final letting notice, is extended by one day (in addition to those referred to in section 186(6)) for each day in the period—
 - (a) beginning with the day on which an appeal against the notice is brought, and
 - (b) ending with the day on which the appeal is finally determined, withdrawn or abandoned. 30
- (7) For the purposes of subsection (6)(b), an appeal is not finally determined until the decision on the appeal, or on any further appeal, may not be overturned on a further appeal (ignoring the possibility of an appeal out of time with permission). 35

Procedure for letting

188 Rental auctions

- (1) A local authority may arrange for a rental auction to be carried out in respect of qualifying high-street premises if—
 - (a) a final letting notice served by the authority is in force in relation to the premises, 5
 - (b) it is no longer possible for that notice to be revoked on appeal (whether because of the expiry of the period referred to in section 186(2) or 187(4) or the final determination, withdrawal or abandonment of an appeal), and 10
 - (c) either—
 - (i) no tenancy or licence has been granted, or other agreement entered into, with the consent of the authority under section 184 or in circumstances where consent was not needed because of subsection (3) of that section, or 15
 - (ii) the authority is satisfied that any tenancy, licence or agreement so granted or entered into is consistent with the contemplated exercise of its powers under section 189.
- (2) A “rental auction” is a process for finding persons who would be willing to take a tenancy of the premises further to a contract under section 189 and ascertaining the consideration that they would be willing to give in order to do so. 20
- (3) Regulations must make provision about the process.
- (4) The regulations must provide for the suitable high-street use of the premises to be specified by the local authority ahead of the auction. 25
- (5) The regulations must provide for the identification of a person as the “successful bidder” following a rental auction, except in cases where the regulations provide for there to be no successful bidder.
- (6) The regulations may, in particular, provide for a person who took part in the auction but would not otherwise be the successful bidder to be treated as the successful bidder if— 30
 - (a) the landlord of the premises so proposes or agrees, or
 - (b) it appears to the local authority that it will not be reasonably practicable to enter into a contract under section 189 with the person who would otherwise be the successful bidder. 35
- (7) The regulations may include provision about with whom, and on what terms, the local authority can enter into arrangements for the auction.
- (8) The regulations may allow local authorities to make choices as to procedure.
- (9) To the extent that the local authority has a choice as to procedure, the local authority must have regard to any representations made by the landlord. 40

189 Power to contract for tenancy

- (1) Subsection (2) applies if—
- (a) a final letting notice served by the authority is in force in relation to the premises,
 - (b) the period of 42 days beginning with the day on which that notice took effect has elapsed, 5
 - (c) a rental auction has been carried out in respect of qualifying high-street premises, and
 - (d) the condition in section 188(1)(c) is still met.
- (2) The local authority that served the notice may enter into a tenancy contract with the successful bidder in the auction (as identified in accordance with regulations under section 188). 10
- (3) A “tenancy contract” is a contract under which—
- (a) the landlord of the premises agrees to grant, and
 - (b) the successful bidder agrees to take, 15
- a short-term tenancy of the premises (including a contract under which those things are agreed subject to conditions).
- (4) A contract entered into under this section has effect as if it was entered into by the landlord of the premises instead of the local authority.
- (5) A local authority is to act under this section in its own name, but with an indication that it is acting so as to bind the landlord rather than itself. 20
- (6) As soon as possible after entering into a contract under this section, the local authority must provide a signed copy of it to the landlord.

190 Terms of contract for tenancy

- (1) This section applies in relation to a contract entered into under section 189. 25
- (2) The contract must set out the terms of the agreed tenancy (as to which see section 191).
- (3) The contract may identify the physical extent of the premises in greater detail than that in which the premises were identified for the purposes of sections 180 to 188. 30
- (4) The contract may (subject to regulations under subsection (6)) include—
- (a) provision allowing the tenant to carry out pre-tenancy works (and to enter land for the purpose);
 - (b) provision making that ability subject to the consent of the landlord (and about the giving of such consent); 35
 - (c) provision requiring the landlord to carry out pre-tenancy works (whether in or outside the premises) before the term of the agreed tenancy begins;

- (d) provision about the remedies available to the tenant if the landlord fails to carry out pre-tenancy works as so required.
- (5) “Pre-tenancy works” means works carried out (whether in or outside the premises) before the term of the agreed tenancy begins in contemplation of the use of the premises by the tenant once the term begins. 5
- (6) Regulations may –
- (a) impose restrictions or conditions on the ability to include provision within subsection (4) in the contract;
 - (b) provide for circumstances in which provision within subsection (4) must be included in the contract; 10
 - (c) make other provision about the terms of the contract.
- (7) In making regulations under subsection (6), the Secretary of State must have regard to the terms on which contracts for the grant of short-term tenancies are typically entered into on a commercial basis.
- (8) In deciding (so far as it has discretion to do so) on the terms of the contract, the local authority must have regard to any representations made by the landlord. 15
- (9) In this section –
- “the agreed tenancy” means the tenancy the grant of which is agreed in the contract; 20
 - “the premises” means the premises that are to be demised by the agreed tenancy;
 - “the tenant” means the prospective tenant under the agreed tenancy;
 - “the landlord” means the landlord of the premises.
- 191 Terms of tenancy** 25
- (1) This section applies in relation to a tenancy the grant of which is agreed in a contract entered into under section 189.
- (2) If the interest of the landlord in the premises is such that the landlord could not grant a tenancy the term of which ended after a particular time, the term of the tenancy must not end after that time. 30
- (3) The tenancy must include terms requiring that the premises be used wholly or mainly for the suitable high-street use specified by the local authority ahead of the rental auction that preceded the contract.
- (4) If the rental auction involved the successful bidder indicating the amount of premium or rent that the successful bidder would be willing to pay, the premium or rent payable under the tenancy must, unless the landlord agrees otherwise, be of the amount indicated (subject to any term of the tenancy about review or deduction of rent). 35

- (5) The terms of the tenancy may include provision granting to the tenant interests or rights in or over land outside the premises in connection with tenant’s use of the premises.
- (6) The terms of the tenancy must include provision satisfying each of the descriptions set out in Schedule 17. 5
- (7) Regulations may –
- (a) provide exceptions from subsection (6);
 - (b) provide further detail about the provision that is to be included in the terms of the tenancy by virtue of subsection (6);
 - (c) make other provision about the terms of the tenancy. 10
- (8) In making regulations under subsection (7), the Secretary of State must have regard to the terms on which short-term tenancies are typically granted on a commercial basis.
- (9) In deciding (so far as it has discretion to do so) on the terms of the tenancy, the local authority must have regard to any representations made by the landlord. 15
- (10) In this section –
- “the premises” means the premises which are to be demised by the tenancy;
 - “the landlord” means the landlord of the premises. 20

192 Power to grant tenancy in default

- (1) This section applies if –
- (a) a local authority has entered into a contract under section 189, and
 - (b) the landlord of the premises to which the contract relates fails to grant a tenancy as required by the contract. 25
- (2) The local authority may grant the tenancy that the landlord should have granted.
- (3) A tenancy granted under this section has effect as if it was granted by the landlord instead of the local authority; and the local authority may do anything that the landlord could do in order to make an effective grant. 30
- (4) A local authority is to act under this section in its own name, but with an indication that it is acting so as to bind the landlord rather than itself.
- (5) As soon as possible after granting a tenancy under this section, the local authority must provide a signed copy of the instrument by which the tenancy was granted to the landlord. 35

193 Deemed consent of superior lessor or mortgagee

A contract entered into under section 189, and a tenancy granted further to such a contract, are deemed to have been entered into or granted with the express consent of –

- (a) any person who is (or will be when the tenancy is granted) a superior lessor of the land in which the premises in question are comprised, and 5
- (b) any mortgagee of that land.

194 Exclusion of security of tenure

A tenancy granted further to a contract entered into under section 189 is excluded from sections 24 to 28 of the Landlord and Tenant Act 1954. 10

Powers to obtain information

195 Power to require provision of information

- (1) This section applies in relation to premises that are situated on a designated high street or within a designated town centre. 15
- (2) The local authority for the area in which the premises are situated may, in writing, require any interested person to give information about the premises to the authority.
- (3) In subsection (2), “interested person” means a person who appears to the local authority to have an interest in the land in which the premises are comprised. 20
- (4) For the purposes of subsection (2), information about premises includes information about –
 - (a) the occupation of the premises,
 - (b) matters affecting the premises, 25
 - (c) persons interested in the premises, and
 - (d) their interests in the premises.
- (5) A requirement under subsection (2) must state the time by which and manner in which the information is required to be given.
- (6) The power conferred by subsection (2) may be exercised only for the purpose of obtaining information about the premises that the local authority thinks is likely to be necessary or expedient for the exercise of its functions under this Part in relation to the premises. 30
- (7) A person commits an offence if the person –
 - (a) fails without reasonable excuse to comply with a requirement under subsection (2), or 35
 - (b) in response to such a requirement, gives information that –
 - (i) is false, and

(ii) the person knows or should reasonably know to be false.

- (8) A person who commits an offence under subsection (7) is liable on summary conviction to a fine not exceeding level 4 on the standard scale.

196 Power to enter and survey land

- (1) This section applies in relation to premises that are situated on a designated high street or within a designated town centre. 5
- (2) A person authorised in writing by the local authority for the area in which the premises are situated may –
- (a) enter and survey the premises, and
 - (b) enter on any other land in order to gain access to the premises for the purposes of paragraph (a). 10
- (3) In the following provisions of this section, “the power” means the power conferred by subsection (2).
- (4) The power may be exercised only for the purpose of obtaining information about the premises that the authority thinks is likely to be necessary or expedient for the exercise of its functions under this Part in relation to the premises. 15
- (5) The power may be exercised only if the local authority has given, or made all reasonable efforts to give, written notice to –
- (a) the landlord of the premises, for the purposes of subsection (2)(a), or 20
 - (b) the person who appears to the local authority to be in possession of, or entitled to possession of, the land, for the purposes of subsection (2)(b),
- at least 14 days before the day on which the power is first exercised in relation to the premises or other land in question. 25
- (6) The power may be exercised only at a reasonable time.
- (7) The power may not be exercised in a way that involves the use of force, except on the authority of a warrant issued by a justice of the peace.
- (8) Such a warrant –
- (a) may be issued only on an application supported by evidence given on oath, 30
 - (b) may be issued only if the justice of the peace is satisfied that reasonable efforts have been made to exercise the power without the use of force, and
 - (c) must specify the number of occasions on which it can be relied. 35
- (9) A person exercising the power must produce –
- (a) evidence of the authorisation referred to in subsection (2), and
 - (b) a copy of any warrant issued under subsection (7),

if so requested by any person who appears to have control over the premises or other land.

- (10) If no person who appears to have control over the premises or other land is present when the power is exercised, the person exercising the power must leave the premises or land as secure against trespassers as when the person entered. 5

197 Offences in connection with section 196

- (1) A person who, without reasonable excuse, obstructs a person in the exercise of the power conferred by section 196(2) is guilty of an offence.
- (2) A person who commits an offence under subsection (1) is liable on summary conviction to a fine not exceeding level 3 on the standard scale. 10
- (3) A person commits an offence if the person discloses confidential information, obtained in the exercise of the power conferred by section 196(2), for purposes other than those for which the power was exercised.
- (4) A person who commits an offence under subsection (3) is liable – 15
- (a) on summary conviction, to a fine, or
 - (b) on conviction on indictment, to imprisonment for a term not exceeding two years or to a fine, or both.
- (5) In subsection (3), “confidential information” means information – 20
- (a) which constitutes a trade secret, or
 - (b) the disclosure of which would or would be likely to prejudice the commercial interests of any person.

198 Power to extend time limits

- (1) Subsection (2) applies if it appears to the county court that, because of – 25
- (a) a failure to comply with a requirement under section 195(2),
 - (b) the giving of false information in response to such a requirement, or
 - (c) obstruction of a person in the exercise of the power conferred by section 196(2),
- a local authority has been impeded in deciding whether or how to exercise its functions under this Part in relation to premises in respect of which an initial letting notice or final letting notice is in force. 30
- (2) The court may order that the period referred to in section 180(2)(b) or 183(3), as applicable in relation to the notice, is to be extended by such number of days as appears to the court to be appropriate in view of the impediment.
- (3) The court may act under this section only on an application by the local authority. 35

General and supplementary provision

199 Further provision about letting notices

- (1) In this section, references to letting notices are to initial letting notices and final letting notices.
- (2) Regulations must make provision about— 5
- (a) the form and content of letting notices,
 - (b) the service of letting notices, and
 - (c) when letting notices take effect.
- (3) In making regulations under subsection (2)(a), the Secretary of State must seek to secure that letting notices— 10
- (a) identify the premises to which they relate and their suitable high-street use,
 - (b) explain the reasons for the service of the notice, and
 - (c) explain the consequences under this Part of the notice having been served, 15
- in such detail as is adequate in order for the recipient of the notice to be able to decide how to act in response to it.
- (4) For the purposes of this Part, an authority serves a letting notice on the day on which it takes the last step that it needs to take in order for the notice to be served in accordance with regulations under subsection (2)(b). 20
- (5) In making regulations under subsection (2)(c), the Secretary of State must seek to secure that, in the ordinary course of events (taking into account to the method of service employed), it is likely that the landlord will become aware of the notice by the time it takes effect.
- (6) A letting notice served by a local authority may be withdrawn by the authority at any time. 25
- (7) A letting notice—
- (a) is not affected by any change in the landlord of the premises in relation to which it has been served, and
 - (b) is a local land charge. 30
- (8) Regulations may provide for copies of letting notices to be served on—
- (a) persons with interests in the affected premises that are superior to the landlord’s interest;
 - (b) mortgagees of the affected premises.

200 Other formalities 35

Regulations may make provision about the manner of, or procedure to be followed in connection with—

- (a) making, varying or withdrawing a designation under section 176;

- (b) seeking, giving or refusing consent under section 181 or 184;
- (c) giving a counter-notice under section 186;
- (d) making representations under section 188(9), 190(8) or 191(9);
- (e) making a requirement under section 195;
- (f) giving notice under section 196(5). 5

201 Compensation

- (1) A person interested in land is entitled to compensation for damage as a result of the exercise of the power conferred by section 196.
- (2) Such compensation is payable by the local authority that authorised the exercise of the power. 10
- (3) Any disputes relating to compensation under this section are to be determined by the Upper Tribunal.
- (4) The provisions of section 4 of the Land Compensation Act 1961 apply to the determination of such disputes, with any necessary modifications.
- (5) Except as provided by subsection (1), no compensation is payable in respect of the exercise of the powers conferred by this Part. 15

202 Power to modify or disapply enactments applicable to letting

- (1) Subsection (2) applies to an enactment which imposes obligations on a lessor or prospective lessor of premises in relation to—
 - (a) the letting of the premises, or 20
 - (b) the premises while let.
- (2) Regulations may provide for the enactment to—
 - (a) apply with modifications, or
 - (b) not to apply,in relation to a tenancy granted (or to be granted) further to a contract entered into under section 189, or the premises demised by such a tenancy. 25
- (3) In this section “enactment” includes an enactment comprised in subordinate legislation, within the meaning given by section 21(1) of the Interpretation Act 1978.

203 Interpretation of Part 10 30

- (1) The following provisions apply for the purposes of this Part.
- (2) Each of the following is a local authority—
 - (a) a district council in England,
 - (b) a county council in England for any area for which there is no district council, 35
 - (c) a London borough council,

- (d) the Common Council of the City of London, and
 (e) the Council of the Isles of Scilly.
- (3) “Premises” means –
- (a) the whole of a building that is designed or adapted to be used as a whole, or 5
 (b) any part of a building that –
- (i) is designed or adapted to be used separately from the other parts, or
 (ii) could with reasonable adaptation be so used.
- (4) Premises are situated on a street if the building comprising or containing the premises – 10
- (a) directly adjoins the street, or
 (b) is separated from the street only by the curtilage of the building.
- (5) “Street” means a street, within the meaning given by section 48(1) of the New Roads and Street Works Act 1991, to which the public have access on foot (whether by right or permission); and includes any part of a street. 15
- (6) “The landlord”, in relation to premises, means a person who –
- (a) is entitled to possession of the premises, and
 (b) has sufficient interest in the premises to be capable of granting a tenancy of the premises of at least one year in duration. 20
- (7) For the purposes of subsection (6) as it applies in relation to –
- (a) the service of a final letting notice in the circumstances described in section 183(1)(c)(ii), and
 (b) the operation of this Part following the service of such a notice, the tenancy, licence or agreement referred to in section 183(1)(c)(ii) is to be ignored. 25
- (8) “Short-term tenancy” means a tenancy for a term of at least one year but not exceeding five years.
- (9) References to the terms of a contract or tenancy include covenants, conditions and grants. 30
- (10) “Mortgagee” is to be read as if any charge or lien for securing money or money’s worth was a “mortgage”.
- (11) References to regulations are to regulations made by the Secretary of State.

PART 11

INFORMATION ABOUT INTERESTS AND DEALINGS IN LAND

35

204 Requirements to provide information about ownership and control

- (1) Regulations may require the provision of information within subsection (2).

- (2) Information is within this subsection if it appears to the Secretary of State that the information would be useful for the purpose of—
- (a) identifying persons who (from time to time)—
 - (i) own relevant interests in land,
 - (ii) have relevant rights concerning land, or
 - (iii) have the ability to control or influence (directly or indirectly) the owner of a relevant interest in land, or a person with a relevant right concerning land, in the exercise of that ownership or right, or
 - (b) ascertaining the nature, extent or duration of that ownership, those rights or that ability.
- (3) For the purposes of subsection (2)(a)(iii), “control or influence” includes control or influence by reason of interests or rights in or under a company, partnership, trust or similar legal structure or arrangement.

205 Requirements to provide transactional information

- (1) Regulations may require the provision of transactional information about instruments, contracts or other arrangements—
- (a) creating, altering, extinguishing, evidencing, or transferring relevant interests in land, or
 - (b) conferring, amending, assigning, terminating or otherwise modifying relevant rights concerning land.
- (2) “Transactional information” means—
- (a) details of the parties to a transaction;
 - (b) details of persons on whose behalf or for whose benefit the parties to a transaction are or were acting;
 - (c) details of the terms of a transaction;
 - (d) details of persons providing professional services in relation to a transaction;
 - (e) details of the source of any money paid or other consideration given in connection with a transaction;
 - (f) copies of documents giving effect to or evidencing a transaction.
- (3) “Transaction”, in subsection (2), means an instrument, contract or other arrangement within subsection (1).

206 Supplementary provision about information requirements

- (1) Regulations under section 204 or 205 must, for each requirement they impose, specify—
- (a) the description of person on whom the requirement falls,
 - (b) the occurrence or circumstances that gives or give rise to the requirement,
 - (c) the time limit for complying with the requirement, and

- (d) the person to whom the required information is to be provided.
 - (2) The person specified under subsection (1)(d) must be –
 - (a) the Chief Land Registrar, or
 - (b) another person exercising public functions on behalf of the Crown.
 - (3) Regulations under section 204 or 205 may make provision about how information is to be provided, including provision requiring it to be provided by electronic means specified in the regulations. 5
 - (4) Regulations under section 204 or 205 may relate to things done or arising before the coming into force of this Part.
- 207 Use of information** 10
- (1) Regulations may provide for –
 - (a) the retention of information provided further to a requirement imposed under section 204 or 205;
 - (b) the sharing of such information with persons exercising functions of a public nature, for use for the purposes of such functions; 15
 - (c) the publication of such information.
 - (2) Regulations may provide for the payment of fees –
 - (a) by persons providing information further to a requirement imposed under section 204 or 205, and
 - (b) to the person to whom the information is provided, in respect of any functions conferred on that person under subsection (1). 20
 - (3) No civil liability is to arise from the sharing or publication of information under regulations under this section by reason of any inaccuracy or omission in the information as provided further to a requirement imposed under section 204 or 205. 25
- 208 Enforcement of requirements**
- (1) Regulations may create offences in connection with –
 - (a) failing to comply with a requirement imposed under section 204 or 205;
 - (b) providing false or misleading information in purported compliance with such a requirement. 30
 - (2) Regulations under subsection (1) may, at most, make a person liable –
 - (a) on summary conviction, to imprisonment for a term not exceeding the general limit in a magistrates’ court or to a fine (or both), or
 - (b) on conviction on indictment, to imprisonment for a term not exceeding two years or to a fine (or both). 35
 - (3) Regulations may make provision to prevent a relevant registration act from being carried out in relation to a relevant interest in land or relevant right

concerning land in relation to which a requirement imposed under section 204 or 205 has not been complied with.

- (4) For the purposes of subsection (3), a relevant registration act is any act that would or could be carried out in relation to the register of title kept under the Land Registration Act 2002. 5
- (5) Regulations under subsection (3) may –
 - (a) amend the Land Registration Act 2002;
 - (b) make consequential amendments of any other enactment.

209 Interpretation of Part 11

- In this Part – 10
- “ownership” includes legal and beneficial ownership (and “own” is to be read accordingly);
 - “person” includes any entity that has legal personality under the law by which it is governed;
 - “regulations” means regulations made by the Secretary of State; 15
 - “relevant interest in land” means an estate, interest, right or power in or over land in England or Wales, except an advowson, franchise or manor;
 - “relevant right concerning land” means a right or power, arising under a contract or otherwise, that is not a relevant interest in land but concerns the ownership, control or use of land in England or Wales. 20

PART 12

MISCELLANEOUS

210 Registration of short-term rental properties

- (1) The Secretary of State must by regulations make provision requiring or permitting the registration of specified short-term rental properties in England. 25
- (2) "Short-term rental property" means –
 - (a) a dwelling, or part of a dwelling, which is provided by a person ("the host") to another person ("the guest") –
 - (i) for use by the guest as accommodation other than the guest’s only or principal residence, 30
 - (ii) in return for payment (whether or not by the guest), and
 - (iii) in the course of a trade or business carried on by the host, and
 - (b) any dwelling or premises, or part of a dwelling or premises, not falling within paragraph (a) which is specified for the purposes of this paragraph. 35
- (3) The Secretary of State must consult the public before making the first regulations under this section.

- (4) The requirement in subsection (3) may be satisfied by consultation undertaken before the coming into force of this section.
- (5) Regulations under this section may, in particular, include provision about or in connection with—
- (a) who may, or must, maintain the register or registers provided for under this section; 5
 - (b) who may, or must, register a specified short-term rental property on any register provided for under this section;
 - (c) conditions that must be satisfied for a specified short-term rental property to be registered or conditions that may be placed upon a specified short-term rental property’s registration (including provision about the circumstances in which such conditions may be varied); 10
 - (d) the circumstances in which the registration of a specified short-term rental property may be revoked;
 - (e) procedural requirements relating to the registration of a specified short-term rental property, the variation of any conditions placed on the registration or the revocation of the registration; 15
 - (f) appeals against decisions made in relation to the registration of a specified short-term rental property;
 - (g) the form or content of— 20
 - (i) a register provided for under this section,
 - (ii) an application for registration on such a register, or
 - (iii) any other document provided for under this section;
 - (h) how the registration of a specified short-term rental property may or must be publicised; 25
 - (i) the collection, provision or publication of information in connection with regulations under this section;
 - (j) exemptions from some or all of the requirements imposed by regulations under this section;
 - (k) prohibiting the provision of a short-term rental property or anything done wholly or partly for the purposes of promoting such a property to the public or a section of the public, in the course of a trade or business, where the property is not registered or another requirement imposed by regulations under this section has not been met; 30
 - (l) the enforcement of requirements or prohibitions imposed by regulations made under this section. 35
- (6) Provision under subsection (5)(l) may, in particular, include provision—
- (a) conferring a power on a court or tribunal;
 - (b) for the imposition of civil sanctions and appeals against such sanctions.
- (7) Regulations under this section may make provision for the imposition of civil sanctions whether or not the conduct in respect of which the sanction is imposed constitutes an offence. 40
- (8) Regulations under this section may—

- (a) provide for the charging of fees or other charges;
- (b) confer a function, including a function involving the exercise of a discretion, on any person;
- (c) relate to all or only part of England (and still discharge the duty in subsection (1)).

5

(9) In this section—

“civil sanction” means a sanction of a kind for which provision may be made under Part 3 of the Regulatory Enforcement and Sanctions Act 2008 (fixed monetary penalties, discretionary requirements, stop notices, enforcement undertakings);

10

“premises” includes any place and, in particular, includes—

- (a) any vehicle or vessel;
- (b) any tent or moveable structure;

“specified” means specified or described in regulations made under this section.

15

211 Pavement licences

Schedule 18 makes—

- (a) provision to make the regime for pavement licences under sections 1 to 9 of the Business and Planning Act 2020 permanent, and
- (b) other provision relating to pavement licences.

20

212 Historic environment records

(1) A relevant authority must maintain an historic environment record for its area.

(2) An “historic environment record” is a system for storing and making available to the public information about—

25

(a) any of the following in the area—

(i) a listed building within the meaning given by section 1(5) of the Listed Buildings Act;

(ii) a conservation area within the meaning given by section 91(1) of that Act;

30

(iii) a scheduled monument within the meaning given by section 1(11) of the Ancient Monuments and Archaeological Areas Act 1979;

(iv) a garden or other area of land included in a register maintained by the Historic Buildings and Monuments Commission for England under section 8C of the Historic Buildings and Ancient Monuments Act 1953;

35

(v) a site designated as a restricted area under section 1 of the Protection of Wrecks Act 1973;

(vi) a World Heritage Site (that is to say, a property appearing on the World Heritage List kept under Article 11(2) of the

40

- UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage adopted at Paris on 16 November 1972);
- (vii) anything of a description specified in regulations under subsection (3), 5
- (b) other sites in the area which the authority considers to be of historic, architectural, archaeological or artistic interest,
- (c) objects found in the area in the course of archaeological investigations which the authority considers to be of such interest, and
- (d) historical, architectural, archaeological or scientific investigations or studies relating to— 10
- (i) anything within paragraphs (a) to (c), or
- (ii) the development, preservation or present character of any part of the area.
- (3) The Secretary of State may, by regulations, specify for the purposes of subsection (2)(a)(vii) a description of object, structure or site that— 15
- (a) is designated, registered or similarly recognised under an enactment, and
- (b) appears to the Secretary of State to be so wholly or partly because of historic, architectural, archaeological or artistic importance. 20
- (4) Subsection (1) requires information to be included in an historic environment record only so far as the relevant authority—
- (a) has the information, and
- (b) considers it suitable for inclusion in the record.
- (5) A relevant authority must take such steps as it considers reasonable to— 25
- (a) obtain information for inclusion in its historic environment record, and
- (b) keep information included in its historic environment record up to date.
- (6) The Secretary of State may by regulations make provision— 30
- (a) about how information is to be stored or made available as described in subsection (2);
- (b) for and in connection with the charging of fees by relevant authorities in respect of—
- (i) the provision of advice or assistance to persons making use, or proposing to make use, of an historic environment record; 35
- (ii) the provision of documents copied or derived from an historic environment record.
- (7) Regulations under subsection (6)(a) may, in particular, make provision requiring or enabling information to be stored or made available in accordance with such standards or specifications as are published by the Secretary of State from time to time. 40

- (8) The relevant authorities for the purposes of this section are—
- (a) each county council in England,
 - (b) each district council for an area in England for which there is no county council,
 - (c) each London borough council, 5
 - (d) the Common Council of the City of London,
 - (e) the Council of the Isles of Scilly,
 - (f) each National Park authority for a National Park in England, and
 - (g) the Broads Authority.
- (9) For the purposes of this section— 10
- (a) the area of the Common Council includes the Inner Temple and the Middle Temple,
 - (b) an area comprising a National Park for which there is a National Park authority is the area of that authority and no other relevant authority, 15
 - (c) the area comprising the Broads, as defined by section 2(3) of the Norfolk and Suffolk Broads Act 1988, is the area of the Broads Authority and no other relevant authority.

213 Review of governance etc of RICS

- (1) The Secretary of State may, from time to time, appoint an independent person to carry out a review of— 20
- (a) the governance of the Royal Institution of Chartered Surveyors,
 - (b) the effectiveness of the Institution in meeting its objectives, and
 - (c) any other matter specified in the appointment.
- (2) A matter may be specified under subsection (1)(c) only if the Secretary of State considers that the matter is connected with— 25
- (a) the governance of the Institution, or
 - (b) the effectiveness of the Institution in meeting its objectives.
- (3) On completion of a review, the appointed person must make a written report to the Secretary of State— 30
- (a) setting out the result of the review, and
 - (b) making such recommendations (if any) as the person considers.
- (4) The Secretary of State must publish a copy of the report.
- (5) In this section “independent” means appearing to the Secretary of State to be independent of— 35
- (a) the Secretary of State, and
 - (b) the Royal Institution of Chartered Surveyors.

214 Marine licensing

- (1) The Marine and Coastal Access Act 2009 is amended in accordance with subsections (2) to (6).
- (2) In section 72A (further fees chargeable where the Welsh Ministers are the appropriate licensing authority) – 5
- (a) in the heading, from "Welsh" to the end substitute "appropriate licensing authority is the Secretary of State or the Welsh Ministers";
- (b) in subsection (1), for the words from "Welsh" to the end substitute "appropriate licensing authority in relation to a marine licence granted under this Part is the Secretary of State or the Welsh Ministers."; 10
- (c) in subsection (2)(c), insert at the beginning "where the Welsh Ministers are the licensing authority,";
- (d) after subsection (2) insert –
- “(2A) Where the Secretary of State is the licensing authority, the authority may charge a fee for dealing with – 15
- (a) a variation of the licence under section 72(3) (whether or not on an application), or
- (b) a transfer and variation of the licence under section 72(7).”;
- (e) in subsection (4), for "subsection (2)" substitute "subsections (2) and (2A)"; 20
- (f) In subsection (6) –
- (i) the words from "an application" to "72" become paragraph (a),
- (ii) at the beginning of that paragraph insert "where the Welsh Ministers are the licensing authority,"; 25
- (iii) after that paragraph insert ", or
- (b) where the Secretary of State is the licensing authority, an application for a variation of a licence under section 72(3) or a transfer and variation of a licence under section 72(7).”; 30
- (iv) in the closing words, after "licensee" insert "or (as the case may be) other applicant", and
- (g) In subsection (9), after "licensee" insert "or other applicant".
- (3) In section 98 (delegation of functions), in subsection (6) – 35
- (a) in paragraph (ca), for "Welsh Ministers are the licensing authority" substitute "licensing authority is the Secretary of State or the Welsh Ministers";
- (b) in paragraph (ha), for "Welsh Ministers are the licensing authority" substitute "licensing authority is the Secretary of State or the Welsh Ministers"; 40
- (c) in paragraph (hb), for "Welsh Ministers are the licensing authority" substitute "licensing authority is the Secretary of State or the Welsh Ministers".

- (4) In section 107A (deposits on account of fees payable) –
 - (a) in the heading, after "the" insert "Secretary of State or the";
 - (b) in subsection (1), from "Welsh" to the end substitute "appropriate licensing authority is the Secretary of State or the Welsh Ministers."
- (5) In section 107B (supplementary provision about fees) – 5
 - (a) in the heading, after "the" insert "Secretary of State or the";
 - (b) in subsection (1), from "Welsh" to the end substitute "appropriate licensing authority is the Secretary of State or the Welsh Ministers."
- (6) In section 108 (appeals against notices), in subsection (2A), at the beginning insert "The Secretary of State or". 10
- (7) The amendments made to the Marine and Coastal Access Act 2009 by sections 77 to 80 of the Environment (Wales) Act 2016 (anaw 3) extend to Scotland and Northern Ireland (as well as England and Wales).
- (8) The Public Bodies (Marine Management Organisation) (Fees) Order 2014 (S.I. 2014/2555) is revoked. 15

PART 13

GENERAL

215 Data protection

- (1) This section applies to a duty or power, to disclose or use information, imposed or conferred by or under any provision of this Act, other than section 80 (in relation to which see subsection (2) of that section). 20
- (2) A duty or power to which this section applies does not operate to require or authorise the disclosure or use of information which would contravene the data protection legislation (but the duty or power is to be taken into account in determining whether the disclosure or use would contravene that legislation). 25
- (3) In this section “data protection legislation” has the same meaning as in the Data Protection Act 2018 (see section 3 of that Act).

216 Crown application

- (1) This Act binds the Crown, subject to subsections (2) to (4). 30
- (2) The amendments made by this Act bind the Crown only to the extent that the provisions amended bind the Crown.
- (3) Part 10 does not apply in relation to land that is Crown land for the purposes of Part 13 of TCPA 1990 (see section 293 of that Act).
- (4) Part 11 does not apply in relation to land belonging to His Majesty in right of His private estates (as construed in accordance with section 1 of the Crown Private Estates Act 1862). 35

217 Abbreviated references to certain Acts

In this Act—

- “GLAA 1999” means the Greater London Authority Act 1999;
- “the Hazardous Substances Act” means the Planning (Hazardous Substances) Act 1990; 5
- “the Listed Buildings Act” means the Planning (Listed Buildings and Conservation Areas) Act 1990;
- “PCPA 2004” means the Planning and Compulsory Purchase Act 2004;
- “TCPA 1990” means the Town and Country Planning Act 1990.

218 Power to make consequential provision

10

- (1) The Secretary of State may by regulations make provision that is consequential on this Act or any provision made under it.
- (2) Regulations under this section may amend, repeal or revoke provision made by this Act or any provision made by or under primary legislation passed—
 - (a) before this Act, or 15
 - (b) in the same session of Parliament as this Act.
- (3) In this section “primary legislation” means—
 - (a) an Act,
 - (b) an Act or Measure of Senedd Cymru,
 - (c) an Act of the Scottish Parliament, or 20
 - (d) Northern Ireland legislation.

219 Regulations

- (1) A power to make regulations under this Act includes power to make—
 - (a) different provision for different purposes;
 - (b) different provision for different areas; 25
 - (c) consequential, incidental, supplementary, transitional, transitory or saving provision.
- (2) A power to make regulations under Chapter 1 of Part 2, in the case of regulations other than regulations under section 11(1) or regulations mentioned in subsection (8)(a) to (c), includes power to make provision amending, 30
applying (with or without modifications), disapplying, repealing or revoking any enactment whenever passed or made.
- (3) Regulations under this Act are to be made by statutory instrument.
- (4) A statutory instrument containing regulations that fall within subsection (5) may not be made unless a draft of the instrument has been laid before, and 35
approved by a resolution of, each House of Parliament.
- (5) Regulations fall within this subsection if they contain provision (whether alone or with other provision)—

-
- (a) under Chapter 1 of Part 2, other than provision of the kind mentioned in subsection (8)(a) to (c);
- (b) under section 77(6)(b);
- (c) under section 123;
- (d) under Part 5; 5
- (e) under section 138 or 139;
- (f) under section 140 other than provision, made on the second or subsequent exercise of a power in that section, for—
- (i) a description of consent, which is neither category 1 consent nor category 2 consent, to be either category 1 consent or category 2 consent, or 10
- (ii) a description of consent which is category 2 consent to be category 1 consent;
- (g) under section 144(2) or 145;
- (h) under section 202; 15
- (i) under Part 11;
- (j) under section 210;
- (k) which amends or repeals any provision of primary legislation.
- (6) A statutory instrument containing regulations which fall within subsection (8) or (9) is subject to annulment in pursuance of a resolution of either House of Parliament. 20
- (7) Subsection (6) does not apply if a draft of the instrument has been laid before, and approved by a resolution of, each House of Parliament.
- (8) Regulations fall within this subsection if they contain provision (whether alone or with other provision)— 25
- (a) under section 43(8) or 45(9);
- (b) under section 49(1) made only for the purpose mentioned in section 49(5)(b);
- (c) under section 49(2) made only for that purpose or for imposing conditions on the doing of things for a commercial purpose; 30
- (d) under section 77, other than section 77(6)(b);
- (e) under Chapter 1 of Part 3;
- (f) under Part 6;
- (g) under section 173;
- (h) under Part 10; 35
- (i) under section 212(2)(a)(vii) or (6)(a);
- (j) under section 218.
- (9) Regulations fall within this subsection if they are the second or any subsequent set of regulations to be made under section 11(1).
- (10) If a draft of a statutory instrument containing regulations under Chapter 1 of Part 2 or section 210 would, apart from this subsection, be treated for the 40

purposes of the standing orders of either House of Parliament as a hybrid instrument, it is to proceed in that House as if it were not a hybrid instrument.

- (11) This section does not apply to regulations under section 222.
- (12) In this section “primary legislation” means—
- (a) an Act, 5
 - (b) an Act or Measure of Senedd Cymru,
 - (c) an Act of the Scottish Parliament, or
 - (d) Northern Ireland legislation.

220 Financial provisions

- (1) There is to be paid out of money provided by Parliament any expenditure incurred under or by virtue of this Act by a Minister of the Crown or another public authority. 10
- (2) There is to be paid out of the National Loans Fund, the Consolidated Fund or money provided by Parliament any increase attributable to this Act in the sums payable under any other Act out of the National Loans Fund, the Consolidated Fund or money so provided. 15

221 Extent

- (1) Part 1 extends to England and Wales, Scotland and Northern Ireland.
- (2) Part 2 extends to England and Wales only.
- (3) In Part 3— 20
- (a) Chapter 1 extends to England and Wales, Scotland and Northern Ireland;
 - (b) an amendment or repeal made by Chapters 2 to 6 has the same extent as the provision amended or repealed;
 - (c) section 123 extends to England and Wales, Scotland and Northern Ireland. 25
- (4) Parts 4 and 5 extend to England and Wales only.
- (5) Part 6 extends to England and Wales, Scotland and Northern Ireland.
- (6) Part 7 extends to England and Wales only.
- (7) An amendment or repeal made by Part 8 has the same extent as the provision amended or repealed. 30
- (8) Parts 9 to 11 extend to England and Wales only.
- (9) In Part 12—
- (a) sections 210 and 211 (and Schedule 18) and section 212 extend to England and Wales only; 35
 - (b) sections 213 and 214 extend to England and Wales, Scotland and Northern Ireland.

- (10) This Part extends to England and Wales, Scotland and Northern Ireland.

222 Commencement and transitional provision

- (1) Part 1 comes into force at the end of the period of two months beginning with the day on which this Act is passed.
- (2) In Part 2— 5
- (a) section 43 comes into force on the day on which this Act is passed;
 - (b) the remaining provisions of Chapter 1 come into force at the end of the period of two months beginning with the day on which this Act is passed;
 - (c) section 56 comes into force at the end of the period of two months beginning with the day on which this Act is passed; 10
 - (d) section 57 comes into force on the day on which this Act is passed;
 - (e) sections 58 to 62 come into force at the end of the period of two months beginning with the day on which this Act is passed;
 - (f) section 63 comes into force on the day on which this Act is passed; 15
 - (g) sections 64 to 67 come into force at the end of the period of two months beginning with the day on which this Act is passed;
 - (h) sections 68 and 69 come into force on the day on which this Act is passed;
 - (i) sections 70 to 72 come into force at the end of the period of two months beginning with the day on which this Act is passed; 20
 - (j) section 73 comes into force on the day on which this Act is passed;
 - (k) section 74 comes into force on such day as the Secretary of State may by regulations appoint;
 - (l) sections 75 and 76 come into force on the day on which this Act is passed; 25
 - (m) section 77 (and Schedule 5) come into force on such day as the Secretary of State may by regulations appoint.
- (3) In Part 3—
- (a) section 101 (so far as it confers a power to make regulations or to make a development order), sections 104, 105 and 106 (so far as conferring a power to make regulations) and sections 113, 118, 119, 120, 122 and 123 come into force at the end of the period of two months beginning with the day on which this Act is passed; 30
 - (b) sections 101, 104, 105 and 106 (so far as not already commenced by virtue of paragraph (a)) and the other provisions come into force on such day as the Secretary of State may by regulations appoint. 35
- (4) Parts 4 and 5 come into force on such day as the Secretary of State may by regulations appoint.
- (5) Part 6 comes into force at the end of the period of two months beginning with the day on which this Act is passed. 40

-
- (6) Part 7 comes into force at the end of the period of two months beginning with the day on which this Act is passed.
- (7) Parts 8 to 10 come into force on such day as the Secretary of State may by regulations appoint.
- (8) Part 11 comes into force on the day on which this Act is passed. 5
- (9) In Part 12—
- (a) section 211 (and Schedule 18), section 212 and section 214 come into force on such day as the Secretary of State may by regulations appoint;
 - (b) sections 210 and 213 come into force at the end of the period of two months beginning with the day on which this Act is passed. 10
- (10) This Part comes into force on the day on which this Act is passed.
- (11) A power under this section to appoint a day may be exercised to appoint different days for different purposes or areas.
- (12) The Secretary of State may by regulations make such transitional, transitory or saving provision as the Secretary of State considers appropriate in connection with the coming into force of any provision of this Act. 15
- (13) The power to make regulations under subsection (12) includes power to—
- (a) make different provision for different purposes;
 - (b) make different provision for different areas;
 - (c) confer a discretion on the Secretary of State to determine how something is treated under provision made under that subsection. 20
- (14) Regulations under this section are to be made by statutory instrument.

223 Short title

This Act may be cited as the Levelling-up and Regeneration Act 2023.

SCHEDULES

SCHEDULE 1

Section 13

COMBINED COUNTY AUTHORITIES: OVERVIEW AND SCRUTINY COMMITTEES AND AUDIT COMMITTEE

- Functions of overview and scrutiny committee* 5
- 1 (1) A CCA must arrange for the appointment by the CCA of one or more committees of the authority (referred to in this Schedule as overview and scrutiny committees).
- (2) The arrangements must ensure that the CCA’s overview and scrutiny committee has power (or its overview and scrutiny committees have power between them) – 10
- (a) to review or scrutinise decisions made, or other action taken, in connection with the discharge of any functions which are the responsibility of the CCA;
- (b) to make reports or recommendations to the CCA with respect to the discharge of any functions that are the responsibility of the CCA; 15
- (c) to make reports or recommendations to the CCA on matters that affect the CCA’s area or the inhabitants of the area.
- (3) If the CCA is a mayoral CCA, the arrangements must also ensure that the CCA’s overview and scrutiny committee has power (or its overview and scrutiny committees have power between them) – 20
- (a) to review or scrutinise decisions made, or other action taken, in connection with the discharge by the mayor of any general functions;
- (b) to make reports or recommendations to the mayor with respect to the discharge of any general functions; 25
- (c) to make reports or recommendations to the mayor on matters that affect the CCA’s area or the inhabitants of the area.
- (4) The power of an overview and scrutiny committee under sub-paragraph (2)(a) and (3)(a) to review or scrutinise a decision made but not implemented includes – 30
- (a) power to direct that a decision is not to be implemented while it is under review or scrutiny by the overview and scrutiny committee, and
- (b) power to recommend that the decision be reconsidered.
- (5) An overview and scrutiny committee of a CCA must publish details of how it proposes to exercise its powers in relation to the review and scrutiny of decisions made but not yet implemented and its arrangements in connection with the exercise of those powers. 35

- (6) Before complying with sub-paragraph (5) an overview and scrutiny committee must obtain the consent of the CCA to the proposals and arrangements.
- (7) An overview and scrutiny committee of a CCA may not discharge any functions other than the functions conferred by or under this Schedule. 5
- (8) Any reference in this Schedule to the discharge of any functions includes a reference to the doing of anything which is calculated to facilitate, or is conducive or incidental to, the discharge of those functions.

Overview and scrutiny committees: supplementary provision

- 2 (1) An overview and scrutiny committee of a CCA – 10
- (a) may appoint one or more sub-committees, and
- (b) may arrange for the discharge of any of its functions by any such sub-committee.
- (2) A sub-committee of an overview and scrutiny committee may not discharge any functions other than those conferred on it under sub-paragraph (1)(b). 15
- (3) An overview and scrutiny committee of a CCA may not include a member of the CCA (including, in the case of a mayoral CCA, the mayor for the CCA’s area or deputy mayor).
- (4) An overview and scrutiny committee of a CCA is to be treated as a committee or sub-committee of a principal council for the purposes of Part 5A of the Local Government Act 1972 (access to meetings and documents of certain authorities, committees and sub-committees). 20
- (5) Subsections (2) to (5) of section 102 of the Local Government Act 1972 apply to an overview and scrutiny committee of a CCA as they apply to a committee appointed under that section. 25
- (6) An overview and scrutiny committee of a CCA –
- (a) may require the members or officers of the CCA to attend before it to answer questions (including, in the case of a mayoral CCA, the mayor for the CCA’s area and deputy mayor), and
- (b) may invite other persons to attend meetings of the committee. 30
- (7) A person on whom a requirement is imposed under sub-paragraph (6)(a) is required to comply with the requirement.
- (8) A person is not obliged by sub-paragraph (6) to answer any question which the person would be entitled to refuse to answer in or for the purposes of proceedings in a court in England and Wales. 35
- (9) In exercising, or deciding whether to exercise, any of its functions an overview and scrutiny committee of a CCA must have regard to any guidance for the time being issued by the Secretary of State.
- (10) Guidance under sub-paragraph (9) may make different provision for different cases or for different descriptions of committee. 40

- (11) In sub-paragraphs (3) to (9) references to an overview and scrutiny committee of a CCA include references to any sub-committee of such a committee.

Power to make further provision about overview and scrutiny committees

- 3 (1) The Secretary of State may by regulations make further provision about overview and scrutiny committees of a CCA. 5
- (2) Provision under sub-paragraph (1) may in particular include provision—
- (a) about the membership of an overview and scrutiny committee and the voting rights of such members;
 - (b) about the payment of allowances to members of such a committee who are members of a constituent council; 10
 - (c) about the person who is to be chair of such a committee;
 - (d) for the appointment of a person to act as a scrutiny officer of an overview and scrutiny committee;
 - (e) about how and by whom matters may be referred to an overview and scrutiny committee; 15
 - (f) requiring persons (whether members of the CCA or other persons) to respond to reports or recommendations made by an overview and scrutiny committee;
 - (g) about the publication of reports, recommendations or responses; 20
 - (h) about information which must, or must not, be disclosed to an overview and scrutiny committee (whether by members of the CCA or by other persons);
 - (i) as to the minimum or maximum period for which a direction under paragraph 1(4)(a) may have effect. 25
- (3) Provision must be made under sub-paragraph (2)(a) so as to ensure that the majority of members of an overview and scrutiny committee are members of the CCA’s constituent councils.
- (4) Provision must be made under sub-paragraph (2)(c) so as to ensure that the chair of an overview and scrutiny committee is— 30
- (a) an independent person (as defined by the regulations), or
 - (b) an appropriate person who is a member of one of the CCA’s constituent councils.
- (5) For the purposes of sub-paragraph (4)(b) “appropriate person”—
- (a) in relation to a mayoral CCA, means a person who is not a member of a registered political party of which the mayor is a member, and 35
 - (b) in relation to any other CCA, means a person who is not a member of the registered political party which has the most representatives among the members of the constituent councils (or, if there is no such party because two or more parties have the same number of representatives, is not a member of any of those parties). 40

- (6) In sub-paragraph (2)(d) the reference to a “scrutiny officer” of an overview and scrutiny committee is a reference to a person appointed with the function of –
- (a) promoting the role of the committee, and
 - (b) providing support and guidance –
 - (i) to the committee and its members, and
 - (ii) to members of the CCA (so far as relating to the functions of the committee).
- (7) Provision under sub-paragraph (2)(g) may include provision for descriptions of confidential or exempt information to be excluded from the publication of reports, recommendations or responses.
- (8) In this paragraph “registered political party” means a party registered under Part 2 of the Political Parties, Elections and Referendums Act 2000.
- (9) In this paragraph references to an overview and scrutiny committee include references to any sub-committee of such a committee.

Audit committees

- 4 (1) A CCA must arrange for the appointment by the CCA of an audit committee.
- (2) The functions of the audit committee are to include –
- (a) reviewing and scrutinising the CCA’s financial affairs,
 - (b) reviewing and assessing the CCA’s risk management, internal control and corporate governance arrangements,
 - (c) reviewing and assessing the economy, efficiency and effectiveness with which resources have been used in discharging the CCA’s functions, and
 - (d) making reports and recommendations to the CCA in relation to reviews conducted under paragraphs (a), (b) and (c).
- (3) The Secretary of State may by regulations make provision about –
- (a) the membership of a CCA’s audit committee;
 - (b) the appointment of the members;
 - (c) the payment of allowances to members of the committee who are members of a constituent council.
- (4) Provision must be made under sub-paragraph (3) so as to ensure that at least one member of an audit committee is an independent person (as defined by the regulations).

SCHEDULE 2

Section 25

MAYORS FOR COMBINED COUNTY AUTHORITY AREAS: FURTHER PROVISIONS ABOUT
ELECTIONS

Interpretation

- 1 In this Schedule references to a mayor are references to a mayor for the area of a CCA. 5

Timing of elections

- 2 (1) The term of office of a mayor is to be four years.
- (2) The first election for the return of a mayor is to take place on the first day of ordinary elections of councillors of a constituent council to take place after the end of the period of 6 months beginning with the day on which the regulations under section 25(1) come into force. 10
- (3) Subsequent elections for the return of a mayor are to take place in every fourth year thereafter on the same day as the ordinary election of councillors of that constituent council. 15
- (4) But this paragraph has effect subject to any provision made under paragraph 3.
- 3 The Secretary of State may by regulations make provision—
- (a) as to the dates on which and years in which elections for the return of a mayor may or must take place, 20
- (b) as to the intervals between elections for the return of a mayor,
- (c) as to the term of office of a mayor, and
- (d) as to the filling of vacancies in the office of a mayor.

Voting at elections of mayors

- 4 (1) Each person entitled to vote as an elector at an election for the return of a mayor is to have one vote which may be given for a candidate to be the mayor. 25
- (2) The mayor is to be returned under the simple majority system.

Entitlement to vote

- 5 (1) The persons entitled to vote as electors at an election for the return of a mayor for the area of a CCA are those who on the day of the poll— 30
- (a) would be entitled to vote as electors at an election of councillors for an electoral area situated wholly or partly within the area of the CCA, and
- (b) are registered in the register of local government electors at an address within the CCA's area. 35

- (2) A person is not entitled as an elector to cast more than one vote at an election for the return of a mayor.
- (3) In this paragraph—
- “electoral area” has the meaning given by section 203(1) of the Representation of the People Act 1983; 5
- “local government elector” has the meaning given by section 270(1) of the Local Government Act 1972.

Election as mayor and councillor

- 6 (1) If the person who is returned at an election as the mayor for the area of a CCA is also returned at an election held at the same time as a councillor of a constituent council, a vacancy arises in the office of councillor. 10
- (2) If the person who is returned at an election (“the mayoral election”) as the mayor for the area of a CCA —
- (a) is a councillor of a constituent council, and
- (b) was returned as such a councillor at an election held at an earlier time than the mayoral election, 15
- a vacancy arises in the office of councillor.
- (3) Subject to sub-paragraph (4), a person who is elected as the mayor for the area of a CCA may not be a candidate in an election for the return of a councillor or councillors of a constituent council. 20
- (4) A person who is the mayor for the area of a CCA may be a candidate in an election for the return of a councillor or councillors of a constituent council if the election is held at the same time as an election for the return of the mayor, but sub-paragraph (1) applies if the person is a candidate in both such elections and is returned as the mayor and as a councillor. 25

Qualification and disqualification

- 7 (1) In order to be qualified to be elected and to hold office as the mayor for the area of a CCA, a person must, on the relevant day, be —
- (a) at least 18 years old, and
- (b) a qualifying citizen. 30
- (2) The person must also —
- (a) on and after the relevant day, be entitled (under paragraph 5) to vote in the election for the return of the mayor for that area, or
- (b) for the twelve months before the relevant day —
- (i) have occupied, as owner or tenant, land or other premises within an electoral area situated wholly or partly within the area of the CCA, 35
- (ii) had their principal or only place of work in that electoral area, or
- (iii) resided in that electoral area. 40

- (3) In this paragraph—
- “electoral area” has the meaning given by section 203(1) of the Representation of the People Act 1983;
 - “qualifying citizen” means a person who is—
 - (a) a qualifying Commonwealth citizen (within the meaning given by section 79 of the Local Government Act 1972), 5
 - (b) a citizen of the Republic of Ireland,
 - (c) a qualifying EU citizen (within the meaning given by section 203A of the Representation of the People Act 1983), or
 - (d) an EU citizen with retained rights (within the meaning given by section 203B of that Act); 10
 - “relevant day” means—
 - (a) if the election is preceded by the nomination of candidates, the day on which the person is nominated, and
 - (b) if the election is not preceded by the nomination of candidates, the day of the election. 15
- 8 (1) A person is disqualified for being elected or holding office as the mayor for the area of a CCA if the person—
- (a) holds any paid office or employment (other than the office of mayor or deputy mayor) appointments or elections to which are or may be made by or on behalf of the CCA or any of the constituent councils; 20
 - (b) is the subject of—
 - (i) a debt relief restrictions regulations or an interim debt relief restrictions regulations under Schedule 4ZB to the Insolvency Act 1986, or 25
 - (ii) a bankruptcy restrictions regulations or an interim bankruptcy restrictions regulations under Schedule 4A to the Insolvency Act 1986;
 - (c) has in the five years before being elected, or at any time since being elected, been convicted in the United Kingdom, the Channel Islands or the Isle of Man of an offence and been sentenced to a period of imprisonment of three months or more without the option of a fine; 30
 - (d) is disqualified for being elected or for being a member of a constituent council under Part 3 of the Representation of the People Act 1983 (consequences of corrupt or illegal practices); 35
 - (e) is incapable of being elected to or holding—
 - (i) the office of member of the Northern Ireland Assembly having been reported personally guilty or convicted of a corrupt practice under section 115 of the Representation of the People Act 1983 (as applied by Schedule 1 to the Northern Ireland Assembly (Elections) Regulations 2001 (SI 2001/2599)) (undue influence); 40

- (ii) the office of member of a district council in Northern Ireland having been reported personally guilty or convicted of a corrupt practice under paragraph 3 of Schedule 9 to the Electoral Law Act (Northern Ireland) 1962 (undue influence).
- (2) For the purposes of sub-paragraph (1)(c), a person is to be treated as having been convicted on – 5
- (a) the expiry of the ordinary period allowed for making an appeal or application with respect to the conviction, or
- (b) if an appeal or application is made, the date on which it is finally disposed of or abandoned or fails because it is not prosecuted. 10
- 9 Paragraph 10 of Schedule 3 contains further provision about disqualification in the case of mayors who exercise PCC functions.
- 10 The acts of a person elected as a mayor for the area of a CCA who acts in that office are, despite any disqualification or lack of qualification –
- (a) in respect of being, or being elected as, a mayor, or 15
- (b) in respect of being, or being elected as, the mayor for that area, as valid and effectual as if the person had not been so disqualified or as if the person had been qualified.
- Power to make further provision*
- 11 (1) The Secretary of State may by regulations make provision as to – 20
- (a) the conduct of elections for the return of mayors, and
- (b) the questioning of elections for the return of mayors and the consequences of irregularities.
- (2) Regulations under sub-paragraph (1)(a) may, in particular, include provision – 25
- (a) about the registration of electors,
- (b) for disregarding alterations in a register of electors,
- (c) about the limitation of election expenses (and the creation of criminal offences in connection with the limitation of such expenses), and
- (d) for the combination of polls at elections for the return of mayors and other elections. 30
- (3) Regulations under sub-paragraph (1) may –
- (a) apply or incorporate (with or without modifications) any provision of, or made under, the Representation of the People Acts or any provision of any other enactment (whenever passed or made) relating to parliamentary elections or local government elections, 35
- (b) modify any form contained in, or in regulations or rules made under, the Representation of the People Acts so far as may be necessary to enable it to be used both for the original purpose and in relation to elections for the return of mayors, and 40

- (c) so far as may be necessary in consequence of any provision made by or under this Part or any regulations under sub-paragraph (1), amend any provision of any enactment (whenever passed or made) relating to the registration of parliamentary electors or local government electors. 5
- (4) Before making regulations under sub-paragraph (1), the Secretary of State must consult the Electoral Commission.
- (5) In addition, the power of the Secretary of State to make regulations under sub-paragraph (1) so far as relating to matters mentioned in sub-paragraph (2)(a) is exercisable only on, and in accordance with, a recommendation of the Electoral Commission, except where the Secretary of State considers that it is expedient to exercise that power in consequence of changes in the value of money. 10
- (6) No return of a mayor at an election is to be questioned except by an election petition under the provisions of Part 3 of the Representation of the People Act 1983 as applied by or incorporated in regulations under sub-paragraph (1). 15

SCHEDULE 3

Section 31

MAYORS FOR COMBINED COUNTY AUTHORITY AREAS: PCC FUNCTIONS

Introductory 20

- 1 (1) This Schedule applies where regulations are made under section 31(1) providing for a mayor to exercise functions of a police and crime commissioner.
- (2) A duty under this Schedule to make provision by regulations is a duty to make such provision in regulations made at any time before the first election of a mayor who, by virtue of regulations under section 31(1), is to exercise functions of a police and crime commissioner. 25
- (3) In this Schedule references to “the mayor” and the “CCA area” are references to a mayor or area in relation to which regulations are made under section 31(1). 30
- (4) In this Schedule “the 2011 Act” means the Police Reform and Social Responsibility Act 2011.

PCC functions exercisable by the mayor

- 2 (1) The Secretary of State may by regulations provide that the mayor may exercise in the CCA area— 35
- (a) all PCC functions,

- (b) all PCC functions other than those specified or described in the regulations, or
 - (c) only those PCC functions specified or described in the regulations.
- (2) But regulations under sub-paragraph (1)(b) or (c) must secure that the following PCC functions are exercisable by the mayor in relation to the CCA area – 5
- (a) the functions mentioned in subsections (6) to (8) of section 1 of the 2011 Act (securing maintenance of efficient and effective police force and holding the relevant chief constable to account);
 - (b) the functions under sections 5, 7 and 8 of that Act (issuing etc a police and crime plan); 10
 - (c) the functions under section 38 of that Act (appointing, suspending or removing a chief constable).

Delegation of function

- 3 (1) The Secretary of State must by regulations make provision authorising the mayor – 15
- (a) to appoint a deputy mayor in respect of PCC functions (“deputy mayor for policing and crime”), and
 - (b) to arrange for the deputy mayor for policing and crime to exercise any PCC functions of the mayor. 20
- (2) Regulations under sub-paragraph (1) must include provision authorising the mayor to arrange for any other person to exercise any PCC functions of the mayor.
- (3) Regulations under sub-paragraph (1) must include provision preventing the mayor from appointing as deputy mayor for policing and crime – 25
- (a) the person who is appointed as deputy mayor under section 27;
 - (b) a person listed in subsection (6) of section 18 of the 2011 Act;
 - (c) any other person of a description specified in the regulations.
- (4) Regulations under sub-paragraph (1) must include provision preventing the mayor from arranging for the deputy mayor for policing and crime to exercise – 30
- (a) a PCC function of the mayor of a kind listed in subsection (7)(a), (e) or (f) of section 18 of the 2011 Act, or
 - (b) any other PCC function specified or described in the regulations.
- (5) Regulations under sub-paragraph (1) must include provision preventing the mayor from arranging, by virtue of provision under sub-paragraph (2), for a person to exercise – 35
- (a) any function if the person is listed in subsection (6) of section 18 of the 2011 Act;
 - (b) a function listed in subsection (7) of that section; 40
 - (c) any other PCC function specified or described in the regulations.

- (6) Regulations under sub-paragraph (1) must include provision authorising the deputy mayor for policing and crime to arrange for any other person to exercise any PCC function of the mayor which is exercisable by the deputy mayor for policing and crime in accordance with provision made under that sub-paragraph. 5
- (7) Regulations under sub-paragraph (1) must include provision preventing the deputy mayor for policing and crime from arranging for a person to exercise a function if—
- (a) the person is listed in subsection (6) of section 18 of the 2011 Act, or 10
 - (b) the function is a PCC function of the mayor—
 - (i) of a kind listed in subsection (7)(b), (c) or (d) of that section, or
 - (ii) of any other kind specified or described in the regulations.

Police and crime panels 15

- 4 The Secretary of State must by regulations provide for a panel to be established in relation to the CCA area with functions, in relation to the exercise by the mayor of PCC functions, corresponding to those of a police and crime panel under sections 28 and 29 of the 2011 Act.
- 5 (1) The Secretary of State may by regulations provide for a police and crime panel to have oversight functions in relation to any general functions of the mayor that are the subject of arrangements under section 28(3)(c)(i) (power to arrange for general functions to be exercisable by deputy mayor for policing and crime). 20
- (2) If it appears to the Secretary of State expedient for the police and crime panel also to have oversight functions in relation to other general functions of the mayor that are related to general functions in respect of which regulations are made under sub-paragraph (1), the Secretary of State may by regulations provide for the panel to have oversight functions in relation to those other general functions. 25
- (3) Regulations under this paragraph may disapply, or otherwise modify, the application of paragraph 1(3) of Schedule 1 so far as relating to general functions of the mayor in respect of which a police and crime panel has oversight functions. 30
- (4) In this paragraph— 35
- “oversight functions”, in relation to general functions of the mayor, are functions that are of a corresponding or similar kind to those that a police and crime panel has in relation to PCC functions of the mayor;
 - “police and crime panel” means a panel established by virtue of regulations under paragraph 4. 40

- 6 The Secretary of State may by regulations make provision about the payment of allowances to members of a police and crime panel established by virtue of regulations under paragraph 4 who are members of a constituent council.

Financial matters

5

- 7 The Secretary of State must by regulations make provision—
- (a) requiring the mayor to maintain a fund in relation to receipts arising, and liabilities incurred, in the exercise of PCC functions;
 - (b) about the preparation of an annual budget in relation to the exercise of such functions.

10

Suspension

- 8 The Secretary of State must by regulations provide for the panel mentioned in paragraph 4 to have power to suspend the mayor, so far as acting in the exercise of PCC functions, in circumstances corresponding to those mentioned in section 30(1) of the 2011 Act in relation to a police and crime commissioner.

15

Conduct

- 9 The Secretary of State must by regulations make provision about the matters mentioned in paragraphs (a) to (c) of section 31(1) of the 2011 Act (taking references in those paragraphs to “relevant office holders” as references to the mayor and the deputy mayor for policing and crime).

20

Disqualification

- 10 (1) The Secretary of State must by regulations provide for sections 64 to 68 of the 2011 Act to apply in relation to a person being, or being elected as, the mayor as they apply in relation to a person being, or being elected as, a police and crime commissioner.
- (2) Provision under sub-paragraph (1) is in addition to paragraphs 7 and 8 of Schedule 2.

25

Policing protocol

- 11 The Secretary of State must by regulations require the mayor to have regard, in the exercise of PCC functions, to the policing protocol issued under section 79 of the 2011 Act.

30

Application of certain enactments

- 12 (1) The Secretary of State must by regulations provide for the following provisions of the Police Act 1996 to apply to the mayor, in the exercise of PCC functions, as though the mayor were a police and crime commissioner—

35

- (a) sections 24(4) and 98(6) (aid of one police force by another);
 - (b) sections 22A to 23H (collaboration agreements);
 - (c) sections 40 to 40B (powers to give directions);
 - (d) sections 54 and 55 (appointment and functions of His Majesty's Inspectors of Constabulary); 5
 - (e) section 96A(2) (national and international functions).
- (2) The Secretary of State must by regulations provide for provision similar to section 41 of the Police Act 1996 (directions as to minimum budget) to have effect for the purpose of enabling directions to be given to the mayor acting on behalf of the mayoral CCA in relation to the calculation of the component of the council tax requirement relating to the mayor's PCC functions (see section 39(4)(a) above). 10

Supplementary

- 13 (1) Subject to the requirements of this Schedule, the Secretary of State may by regulations make any other provision the Secretary of State thinks appropriate for the purposes of giving full effect to regulations under section 31(1). 15
- (2) Sub-paragraphs (3) and (4) apply in relation to regulations under –
- (a) sub-paragraph (1),
 - (b) another provision of this Schedule, or 20
 - (c) section 31(1).
- (3) The regulations may include provision –
- (a) that is similar to any police and crime commissioner enactment, or
 - (b) for a purpose corresponding to a purpose for which any such enactment is made. 25
- (4) The regulations may provide for the mayor to be treated as a police and crime commissioner for the purposes of any police and crime commissioner enactment.
- (5) “Police and crime commissioner enactment” means –
- (a) any enactment that is contained in, or is made under, Part 1 of the 2011 Act, and 30
 - (b) any other enactment that has effect in relation to police and crime commissioners.
- (6) In sub-paragraph (5) “enactment” includes an enactment whenever passed or made. 35
- (7) Power to make regulations under this paragraph is in addition to (and does not limit) the power to make regulations under section 51.
- (8) Subsections (5) and (6) of section 27, so far as relating to the exercise of PCC functions, are subject to any provision contained in regulations under this Schedule. 40

- (9) Regulations under this Schedule may relate to—
- (a) a particular mayor in respect of whom regulations under section 31(1) have effect, or
 - (b) all mayors in respect of whom any such regulations have effect.

SCHEDULE 4

Section 54 5

COMBINED COUNTY AUTHORITIES: CONSEQUENTIAL AMENDMENTS

Local Government Act 1972 (c. 70)

- 1 The Local Government Act 1972 is amended as follows.
- 2 (1) Section 100J (application of Part 5A to to new authorities, Common Council, etc) is amended as follows. 10
- (2) In subsection (1), after paragraph (bd) insert—
- “(bda) a combined county authority;”.
- (3) In subsection (4)(a), for “a combined authority” substitute “, a combined authority or a combined county authority”.
- 3 (1) Section 101 (arrangements for discharge of functions by local authorities) is amended as follows. 15
- (2) In subsection (1E), for ““Mayoral function”” substitute “In subsection (1D) “mayoral function””.
- (3) After subsection (1E) insert—
- “(1F) A combined county authority may not arrange for the discharge of any functions under subsection (1) if, or to the extent that, the function is a mayoral function of a mayor for the area of the authority. 20
- (1G) In subsection (1) “mayoral function” has the meaning given by section 39(8) of the Levelling-up and Regeneration Act 2023.” 25
- (4) In subsection (5C), after “combined authority” insert “or combined county authority”.
- (5) In subsection (5D)—
- (a) the words from “section 107E” to the end become paragraph (a), and 30
 - (b) at the end of paragraph (a) insert “, or
 - (b) section 30 of the Levelling-up and Regeneration Act 2023.”

(6) In subsection (5E), for “has the meaning given in section 107D(2) of that Act.” substitute—

“(a) in relation to a combined authority, has the meaning given in section 107D(2) of the Local Democracy, Economic Development and Construction Act 2009;

5

(b) in relation to a combined county authority, has the meaning given in section 28(2) of the of the Levelling-up and Regeneration Act 2023.”

(7) In subsection (13), after “a combined authority” insert “a combined county authority”.

10

4 In section 270(1) (interpretation), at the appropriate place insert—

““combined county authority” means a combined county authority established under section 7(1) of the Levelling-up and Regeneration Act 2023;”.

Local Government Finance Act 1988 (c. 41)

15

5 The Local Government Finance Act 1988 is amended as follows.

6 In section 74 (levies), after subsection (14) insert—

“(15) For the purposes of this section—

(a) a combined county authority established under section 7(1) of the Levelling-up and Regeneration Act 2023 is to be treated as a levying body with respect to which regulations may be made under subsection (2), and

20

(b) the reference in that subsection to the council concerned shall be treated as a reference to the combined county authority's constituent councils.

25

(16) Regulations under this section by virtue of subsection (15) may be made only with the consent of—

(a) the constituent councils, and

(b) in the case of regulations in relation to an existing combined county authority, that authority.

30

(17) Regulations under this section by virtue of subsection (15) may not make provision in relation to expenses of a combined county authority that are attributable to the exercise of mayoral functions.

(18) In subsections (15) to (17)—

“constituent council” has the meaning given by section 8(11) of the Levelling-up and Regeneration Act 2023;

35

“mayoral function” has the meaning given by section 39(8) of that Act.”

- 7 In section 88B(9) (special grant: relevant authorities), after paragraph (c) insert—
- “(d) a combined county authority established under section 7(1) of the Levelling-up and Regeneration Act 2023.”
- 8 In section 111(2) (financial administration: relevant authorities), after paragraph (ib) insert— 5
- “(ic) a combined county authority established under section 7(1) of the Levelling-up and Regeneration Act 2023,”.
- 9 In section 143 (orders and regulations), after subsection (4B) insert—
- “(4C) The power to make regulations under section 74 above, so far as they are made in relation to a combined county authority by virtue of subsection (15) of that section, are to be exercisable by statutory instrument, and no such regulations are to be made unless a draft of them has been laid before and approved by a resolution of each House of Parliament.” 10
- 15

Local Government and Housing Act 1989 (c. 42)

- 10 In section 21(1) of the Local Government and Housing Act 1989 (interpretation of Part 1), after paragraph (b) insert—
- “(jba) a combined county authority established under section 7(1) of the Levelling-up and Regeneration Act 2023;”.
- 20

Local Government Finance Act 1992 (c. 14)

- 11 The Local Government Finance Act 1992 is amended as follows.
- 12 In section 39(1) (major precepting authorities), after paragraph (ab) insert—
- “(ac) a mayoral CCA, as defined by section 25(8) of the Levelling-up and Regeneration Act 2023 (mayoral combined county authorities);”.
- 25
- 13 In section 40 (issue of precepts by major precepting authority), after subsection (11) insert—
- “(12) Where the precepting authority is a mayoral CCA—
- (a) a precept may be issued under this section only in relation to expenditure incurred by the mayor for the authority's area in, or in connection with, the exercise of mayoral functions (as defined by section 39(8) of the Levelling-up and Regeneration Act 2023), and 30
- (b) the issuing and calculation of a precept under this Chapter is subject to any provision made in regulations under that section.” 35

Local Government Act 1999 (c. 27)

- 14 In section 1(1) of the Local Government Act 1999 (best value authorities), after paragraph (hc) insert—

“(hd) a combined county authority established under section 7(1) of the Levelling-up and Regeneration Act 2023;”

5

Local Government Act 2003 (c. 26)

- 15 The Local Government Act 2003 is amended as follows.

- 16 (1) Section 23 (meaning of “local authority” for the purposes of Part 1) is amended as follows.

- (2) After subsection (8) insert—

10

“(8A) This Part applies in relation to a combined county authority (a “CCA”) established under section 7(1) of the Levelling-up and Regeneration Act 2023 as it applies in relation to a local authority, except that section 1 confers power on a CCA to borrow money in relation only to functions of the CCA that are specified for the purposes of this subsection in regulations made by the Secretary of State.

15

- (8B) A function of a CCA may be specified in regulations under subsection (8A) only with the consent of—

- (a) each county council for an area within the CCA’s area or proposed area,
(b) each unitary district council for an area within the CCA’s area or proposed area, and
(c) in the case of regulations in relation to an existing CCA, the CCA.

20

25

In this subsection “unitary district council” means a district council whose area does not form part of the area of a county council.

- (8C) The reference in subsection (8A) to functions of the authority includes, in the case of a mayoral CCA, mayoral functions.

- (8D) In subsection (8C)—

30

“mayoral CCA” has the meaning given by section 25(8) of the Levelling-up and Regeneration Act 2023;

“mayoral functions” has the meaning given by section 39(8) of that Act.”

- (3) In subsection (10), after “(5)” insert “or (8A)”.

35

- 17 In section 33(1) (local authorities for the purposes of Chapter 1 of Part 2), after paragraph (jc) insert—

“(jd) a combined county authority established under section 7(1) of the Levelling-up and Regeneration Act 2023;”

- 18 In section 93(7) (power to charge for discretionary services: prohibitions to be disregarded) –
- (a) in paragraph (d), for “and combined authorities” substitute “, combined authorities and combined county authorities”, and
 - (b) omit the “and” at the end of paragraph (f), and 5
 - (c) at the end of paragraph (g) insert “, and
 - (h) section 48(4) of the Levelling-up and Regeneration Act 2023 (combined county authorities).”

National Health Service Act 2006 (c. 41)

- 19 The National Health Service Act 2006 is amended as follows. 10
- 20 (1) Section 7A (exercise of Secretary of State's public health functions) is amended as follows.
- (2) In subsection (2), after paragraph (d) insert –
- “(e) a combined county authority.”
- (3) In subsection (4), for “or a combined authority” substitute “, combined authority or a combined county authority”. 15
- 21 In section 13ZA (section 13Z: further provision in relation to devolved arrangements), in subsection (2) –
- (a) in the opening words omit “either”, and
 - (b) for the “or” at the end of paragraph (a) substitute – 20
 - “(aa) a combined county authority whose area includes the whole or part of the area to which the arrangements relate, or”.
- 22 (1) Section 14Z3A (joint exercise of functions with combined authorities) is amended as follows. 25
- (2) In the heading, after “combined authorities” insert “or combined county authorities”.
 - (3) In subsections (1)(a) and (b), (2) and (4), after “a combined authority” insert “or a combined county authority”.
 - (4) In subsections (5) and (6), after “combined authority” insert “or combined county authority”. 30
- 23 In section 75 (arrangements between NHS bodies and local authorities), after subsection (7F) insert –
- “(7G) For the purposes of this section, a combined county authority that exercises a prescribed function within subsection (1)(a) of an NHS body under voluntary arrangements is to be treated as an NHS body. 35”

- (7H) “Voluntary arrangements” means arrangements made with the combined county authority under –
- (a) section 7A (exercise of Secretary of State's public health functions),
 - (b) section 13Z (exercise of the Board's functions), or 5
 - (c) section 14Z3A (joint exercise of functions with clinical commissioning groups).
- (7I) Regulations under this section, so far as made before or in the same Session as that in which the Levelling-up and Regeneration Act 2023 is passed, apply to a combined county authority that is treated as an NHS body by virtue of subsection (7G) as if it were a prescribed NHS body for the purposes of those regulations. 10
- (7J) But a combined county authority to which regulations under this section apply by virtue of subsection (7I) may enter into prescribed arrangements in relation to the exercise only of functions within subsection (1)(a) that are exercisable by the authority under voluntary arrangements. 15
- (7K) Regulations under this section may provide for the regulations to apply in relation to a combined county authority subject to any prescribed limitations or conditions. 20
- (7L) Nothing in subsection (7J) prevents a combined county authority from being a party to arrangements made by virtue of this section in relation to any prescribed functions of an NHS body that are exercisable by the authority as a result of regulations under section 17 of the Levelling-up and Regeneration Act 2023 (public authority functions exercisable by combined county authorities).” 25
- 24 In section 275(1) (interpretation), at the appropriate place insert –
- ““combined county authority” means a combined county authority established under section 7(1) of the Levelling-up and Regeneration Act 2023;” 30
- 25 In section 276 (index of defined expressions), at the appropriate place insert –
-
- “combined county authority section 275(1)”. 35
-

Local Transport Act 2008 (c. 26)

- 26 The Local Transport Act 2008 is amended as follows. 35

- 27 After section 89A insert—
- “89B Transfer of functions of combined county authority**
- (1) The Secretary of State may by order transfer functions of a combined county authority established under section 7(1) of the Levelling-up and Regeneration Act 2023 to an ITA. 5
- (2) An order under this section may only be made in relation to functions that—
- (a) relate to transport, and
- (b) are exercisable by the combined county authority in relation to an area that becomes, or becomes part of, the ITA's integrated transport area by virtue of an order under this Part.” 10
- 28 (1) Section 90 (changing the boundaries of an integrated transport area) is amended as follows.
- (2) In subsection (5)— 15
- (a) the words from “a combined authority” to the end of the subsection become paragraph (a), and
- (b) at the end of that paragraph insert “, or
- (b) a combined county authority established under section 7(1) of the Levelling-up and Regeneration Act 2023.” 20
- (3) In subsection (6)—
- (a) the words from “the area of” to the end of the subsection become paragraph (a),
- (b) in that paragraph, for “that Act” substitute “the Local Democracy, Economic Development and Construction Act 2009”, and 25
- (c) at the end of that paragraph insert “, or
- (b) the area of a combined county authority by virtue of regulations under section 7(1) or 23(1) of the Levelling-up and Regeneration Act 2023.” 30
- 29 (1) Section 91 (dissolution of an integrated transport area) is amended as follows.
- (2) In subsection (4)—
- (a) the words from “a combined authority” to the end of the subsection become paragraph (a), and 35
- (b) at the end of that paragraph insert “, or
- (b) a combined county authority established under section 7(1) of the Levelling-up and Regeneration Act 2023.”
- (3) In subsection (5)— 40

- (a) the words from “the area or part of the area” to the end of the subsection become paragraph (a),
 - (b) in that paragraph, for “that Act” substitute “the Local Democracy, Economic Development and Construction Act 2009”, and
 - (c) at the end of that paragraph insert “, or
(b) the area or part of the area of a combined county authority by virtue of regulations under section 7(1) or 23(1) of the Levelling-up and Regeneration Act 2023.”
- 30 (1) Section 102A (application of Chapter to combined authorities) is amended as follows. 10
- (2) In the heading, after “combined authorities” insert “and combined county authorities”.
- (3) After subsection (2) insert—
- “(3) This Chapter applies to a combined county authority established under section 7(1) of the Levelling-up and Regeneration Act 2023 as it applies to an ITA. 15
- (4) In the application of this Chapter to a combined county authority, references to an integrated transport area are to the combined county authority's area. 20
- (5) In the application of this Chapter to a combined county authority, the reference in section 99(6)(b) to an executive body established by virtue of section 79(1)(a) or 84(2)(d) is to an executive body established by virtue of section 8(2)(c) of the Levelling-up and Regeneration Act 2023.” 25

Local Democracy, Economic Development and Construction Act 2009 (c. 20)

- 31 The Local Democracy, Economic Development and Construction Act 2009 is amended as follows.
- 32 In section 88(5) (areas of economic prosperity boards)—
- (a) omit the “or” at the end of paragraph (a), and 30
 - (b) at the end of paragraph (b) insert “, or
(c) the area of a combined county authority.”
- 33 In section 103(5) (areas of combined authorities) at the end of paragraph (a) insert—
- “(aa) the area of a combined county authority,”. 35
- 34 (1) Section 106 (changes to boundaries of a combined authority's area) is amended as follows.
- (2) In subsection (6), after “an ITA” insert “or a combined county authority”.

- (3) In subsection (7)–
- (a) the words from “the integrated transport area” to the end of the subsection become paragraph (a), and
 - (b) at the end of that paragraph insert “, or
 - (b) the area of a combined county authority by virtue of regulations under section 7(1) or 23(1) of the Levelling-up and Regeneration Act 2023.” 5
- 35 (1) Section 107 (dissolution of a combined authority’s area) is amended as follows.
- (2) In subsection (6), after “an ITA” insert “or a combined county authority”. 10
- (3) In subsection (7)–
- (a) the words from “the integrated transport area” to the end of the subsection become paragraph (a), and
 - (b) at the end of that paragraph insert “, or
 - (b) the area or part of the area of a combined county authority by virtue of regulations under section 7(1) or 23(1) of the Levelling-up and Regeneration Act 2023.” 15
- 36 In section 118(5) (guidance), after paragraph (e) insert–
- “(f) a combined county authority.” 20
- 37 In section 120 (interpretation of Part 6), at the appropriate place insert–
- ““combined county authority” means a combined county authority established under section 7(1) of the Levelling-up and Regeneration Act 2023;”.
- Cities and Local Government Devolution Act 2016 (c. 1)* 25
- 38 (1) Section 18 of the Cities and Local Government Devolution Act 2016 (devolving health service functions) is amended as follows.
- (2) In subsection (1)–
- (a) in the words before paragraph (a), for the words from “or an order” to “(“the 2009 Act”)” substitute “, an order under section 105A of the Local Democracy, Economic Development and Construction Act 2009 (transfer of public authority functions to combined authorities) (“the 2009 Act”) or regulations under section 17(1) of the Levelling-up and Regeneration Act 2023 (transfer of public authority functions to combined authorities) (“the 2022 Act”)”, and 30
 - (b) in paragraph (c), for “or a combined authority” substitute “, a combined authority or a combined county authority”. 35
- (3) In subsection (2), in the words after paragraph (h), for “or an order under section 105A of the 2009 Act” substitute “, an order under section 105A of the 2009 Act or regulations under section 17(1) of the 2022 Act”. 40

- (4) In subsection (7)–
- (a) in the words before paragraph (a), for “or by an order under section 105A of the 2009 Act” substitute “, by an order under section 105A of the 2009 Act or by regulations under section 17(1) of the 2022 Act”, and 5
 - (b) in each of paragraphs (a) and (b), for “or a combined authority” substitute “, a combined authority or a combined county authority”.
- (5) In subsection (8)–
- (a) for “or a combined authority” substitute “, a combined authority or a combined county authority”, and 10
 - (b) for “, or by an order under section 105A of the 1999 Act” substitute “, by an order under section 105A of the 1999 Act or by regulations under section 17(1) of the 2022 Act”.

SCHEDULE 5

section 77

ALTERATION OF STREET NAMES: CONSEQUENTIAL AMENDMENTS 15

Public Health Acts Amendment Act 1907

- 1 In section 21 of the Public Health Acts Amendment Act 1907 (power to alter names of streets), at the end insert–
- “This section does not apply in relation to a street or part of a street in England.” 20

Public Health Act 1925

- 2 In section 18 of the Public Health Act 1925 (alteration of name of street), after subsection (4) insert–
- “(4A) In its application in relation to a street, or part of a street, in England, this section applies as if, in subsection (1), the words “may alter the name of any street, or part of a street, or” were omitted. See section 77 of the Levelling-up and Regeneration Act 2023 for provision about altering street names in England.” 25

London Building Acts (Amendment) Act 1939

- 3 In section 6 (assigning of names to streets etc), after subsection (3) insert– 30
- “(4) In the case of an order under subsection (1) to which section 77(5) of the Levelling-up and Regeneration Act 2023 (requirement to demonstrate necessary support before street name altered) applies, subsections (2) and (3) do not apply.”

Local Government Act 1972

- 4 In Part 2 of Schedule 14 to the Local Government Act 1972 (amendments and modifications of Public Health Acts etc), in paragraph 26(c) for “sections 21 and” substitute “section”.

SCHEDULE 6

Section 86(5)

5

DETERMINATIONS AND OTHER DECISIONS: HAVING REGARD TO NATIONAL DEVELOPMENT MANAGEMENT POLICIES

Town and Country Planning Act 1990

- 1 TCPA 1990 is amended as follows.
- 2 In section 59A (development orders: permission in principle), in subsection (11), after “development plan” insert “, any national development management policies so far as they are material”.
- 3 In section 70 (determination of applications for planning permission: general considerations),—
- (a) in subsection (2), after paragraph (aza) insert—
- “(azb) any national development management policies, so far as material to the application,”;
- (b) in subsection (2A), for “(2)(b)” substitute “(2)(azb) and (b)”.
- 4 In section 70A (power to decline to determine subsequent application)—
- (a) after subsection (5) insert—
- “(5A) The relevant considerations, in relation to a local planning authority in England, are—
- (a) the development plan so far as material to the application;
- (b) any national development management policies so far as material to the application;
- (c) any other material considerations.”;
- (b) in subsection (6), after “considerations” insert “, in relation to a local planning authority in Wales,”.
- 5 In section 74 (directions etc as to method of dealing with applications)—
- (a) in subsection (1)(b), at the end insert “or, in the case of an authority in England, any national development management policy”;
- (b) in subsection (1C), after paragraph (a) (but before the “and” at the end of that paragraph) insert—
- “(aa) any national development management policies,”.

-
- 6 In section 91 (general condition limiting duration of planning permission), in subsection (2), for “shall be” substitute “must be—
- (a) in the case of an authority in England, a period which the authority consider appropriate having regard to the provisions of the development plan, to any national development management policies so far as they are material and to any other material considerations, or
 - (b) in the case of an authority in Wales,”.
- 7 In section 92 (outline planning permission), in subsection (6), for “shall have regard” substitute “must have regard—
- (a) in the case of an authority in England, to the provisions of the development plan, to any national development management policies so far as they are material and to any other material considerations, or
 - (b) in the case of an authority in Wales,”.
- 8 In section 97 (power to revoke or modify planning permission or permission in principle), in subsection (2), for “shall have regard” substitute “must have regard—
- (a) in the case of an authority in England, to the development plan, to any national development management policies so far as they are material and to any other material considerations, or
 - (b) in the case of an authority in Wales,”.
- 9 In section 102 (orders requiring discontinuance of use or alteration or removal of buildings or works)—
- (a) in subsection (1), for “the development plan and to any other material considerations” substitute “the relevant considerations”;
 - (b) after that subsection insert—
- “(1A) In subsection (1) “the relevant considerations” are—
- (a) in the case of an authority in England, the development plan, any national development management policies so far as they are material and any other material considerations, or
 - (b) in the case of an authority in Wales, the development plan and any other material considerations.”
- 10 In section 172 (issue of enforcement notice), in subsection (1)(b), for “regard” substitute “regard—
- (i) in the case of an authority in England, to the development plan, to any national development management policies so far as they are material and to any other material considerations, or
 - (ii) in the case of an authority in Wales,”.

- 11 In section 177 (grant or modification of planning permission on appeals against enforcement notices), for subsection (2) substitute—
- “(2) In considering whether to grant planning permission under subsection (1)—
- (a) if the land to which the enforcement notice relates is in England, the Secretary of State must have regard—
- (i) to the provisions of the development plan, so far as material to the subject matter of the enforcement notice,
- (ii) to any national development management policies, so far as material to the subject matter of the enforcement notice, and
- (iii) to any other material considerations, or
- (b) if the land to which the enforcement notice relates is in Wales, the Welsh Ministers must have regard—
- (i) to the provisions of the development plan, so far as material to the subject matter of the enforcement notice, and
- (ii) to any other material considerations.”
- 12 In Schedule 4B (process for making of neighbourhood development orders)—
- (a) in paragraph 5(5), before paragraph (a) insert—
- “(za) national development management policies that are relevant to the draft neighbourhood development order to which the proposal in question relates,”;
- (b) in paragraph 8(2), after paragraph (d) insert—
- “(da) the making of the order is in general conformity with any national development management policies that are relevant to it.”
- 13 In Schedule 9 (requirements relating to discontinuance of mineral working), in paragraph 1—
- (a) in sub-paragraph (1), for “the development plan and to any other material considerations” substitute “the relevant considerations”;
- (b) after that sub-paragraph insert—
- “(1A) In sub-paragraph (1) “the relevant considerations” are—
- (a) in the case of an authority in England, the development plan, any national development management policies so far as they are material and any other material considerations, or
- (b) in the case of an authority in Wales, the development plan and any other material considerations.”

Planning (Hazardous Substances) Act 1990

- 14 In section 9 of the Hazardous Substances Act (determination of applications for hazardous substances consent), in subsection (2), after paragraph (c) insert –
- “(ca) in the case of an authority in England, to any national development management policies so far as they are material;”.

Greater London Authority Act 1999

- 15 In section 337(2) of GLAA 1999 (matters that may give rise to modification of spatial development strategy for London before publication), after paragraph (c) (but before the “or” at the end of that paragraph) insert –
- “(ca) any national development management policies (within the meaning given by section 38ZA of the Planning and Compulsory Purchase Act 2004) so far as they are material;”.

SCHEDULE 7

Section 90 15

PLAN MAKING

In Part 2 of PCPA 2004 (local development) for sections 15 to 37 (and the heading before section 15) substitute –

“Joint spatial development strategies

15A Agreements to prepare joint spatial development strategy 20

- (1) Two or more eligible local planning authorities may agree to prepare a joint spatial development strategy.
- (2) A local planning authority are eligible for the purposes of subsection (1) if –
- (a) they are not a London borough council, 25
- (b) their area is not within, or the same as, the area of a combined authority established under section 103 of the Local Democracy, Economic Development and Construction Act 2009,
- (c) they are not prescribed as ineligible for the purposes of subsection (1), 30
- (d) they are not already party to an agreement under subsection (1), and
- (e) either –
- (i) no joint spatial development strategy is operative in relation to the area of the authority, or 35

- (ii) such a strategy is operative in relation to the area but the authority wish to enter into an agreement under subsection (1) in anticipation of the existing strategy being withdrawn or the authority withdrawing from it. 5
- (3) The Secretary of State may prescribe an authority under subsection (2)(c) only if the Secretary of State considers it appropriate to do so because of an exercise, or a contemplated exercise, of the powers in section 16 of the Cities and Local Government Devolution Act 2016 or section 17 of the Levelling-up and Regeneration Act 2023 (powers to transfer etc public authority functions to certain local authorities). 10
- (4) In this section and sections 15AA to 15AI—
- “the joint strategy area”, in relation to a joint spatial development strategy, means the combined area of the participating authorities; 15
- “the participating authorities”—
- (a) in relation to a joint spatial development strategy that is being (or has been) prepared but has yet to become operative, means the local planning authorities that are for the time being party to the agreement to prepare it, and 20
- (b) in relation to a joint spatial development strategy that is operative, means the local planning authorities that have adopted it and not since withdrawn from it, 25
- and, unless the context otherwise requires, means those authorities acting jointly under such arrangements as they put in place for the purpose;
- “participating authority” is to be read accordingly;
- “preparation agreement” means an agreement under subsection (1). 30

15AA Contents of joint spatial development strategy

- (1) A joint spatial development strategy must include a statement of the policies (however expressed) of the participating authorities, in relation to the development and use of land in the joint strategy area, which are— 35
- (a) of strategic importance to that area, and
- (b) designed to achieve objectives that relate to the particular characteristics or circumstances of that area.
- (2) A joint spatial development strategy may specify or describe infrastructure the provision of which the participating authorities 40

consider to be of strategic importance to the joint strategy area for the purposes of—

- (a) supporting or facilitating development in that area,
 - (b) mitigating, or adapting to, climate change, or
 - (c) promoting or improving the economic, social or environmental well-being of that area. 5
- (3) A joint spatial development strategy may specify or describe affordable housing the provision of which the participating authorities consider to be of strategic importance to the joint strategy area. 10
- (4) For the purposes of subsections (1) to (3), a matter—
- (a) may be of strategic importance to the joint strategy area if it does not affect the whole of that area, but
 - (b) is not to be regarded as being of strategic importance to that area unless it is of strategic importance to the area of more than one of the participating authorities. 15
- (5) The Secretary of State may prescribe further matters the joint spatial development strategy may, or must, deal with.
- (6) A joint spatial development strategy must contain such diagrams, illustrations or other descriptive or explanatory matter relating to its contents as may be prescribed. 20
- (7) A joint spatial development strategy may make different provision for different cases or for different parts of the joint strategy area.
- (8) A joint spatial development strategy must be designed to secure that the use and development of land in the joint strategy area contribute to the mitigation of, and adaption to, climate change. 25
- (9) A joint spatial development strategy must not—
- (a) include anything that is not permitted or required by or under the preceding provisions of this section,
 - (b) specify particular sites where development should take place, or 30
 - (c) be inconsistent with or (in substance) repeat any national development management policy.

15AB Consultation on draft strategy

- (1) Before any of the participating authorities adopt a joint spatial development strategy, the participating authorities must— 35
- (a) prepare a draft of their proposed strategy,
 - (b) make copies available for inspection at such places as may be prescribed,

-
- (c) send a copy to each of the bodies and persons specified in subsection (2),
 - (d) comply with any requirements imposed by regulations under section 15LE, and
 - (e) consider any representations made in accordance with such regulations. 5
- (2) The bodies and persons mentioned in subsection (1)(c) are—
- (a) the Secretary of State,
 - (b) any county council that are not a participating authority but any part of whose area forms part of the joint strategy area, 10
 - (c) the council of any county or district whose area adjoins the joint strategy area and is affected by the proposed strategy,
 - (d) such other persons or bodies as may be prescribed, and
 - (e) any other body to which, or person to whom, the participating authorities consider it appropriate to send a copy. 15
- (3) In determining the bodies to which it is appropriate to send a copy of the strategy under subsection (2)(e) (if any), the bodies to whom the participating authorities consider sending a copy must include—
- (a) voluntary bodies some or all of whose activities benefit the whole or part of the joint strategy area, 20
 - (b) bodies which represent the interests of different racial, ethnic or national groups in the joint strategy area,
 - (c) bodies which represent the interests of different religious groups in the joint strategy area, and 25
 - (d) bodies which represent the interests of different persons carrying on business in the joint strategy area.
- (4) Each copy made available for inspection or sent under subsection (1) must be accompanied by a statement of the prescribed period within which representations may be made to the participating authorities. 30
- (5) The persons who may make representations in accordance with the regulations include, in particular, the bodies and persons specified in subsection (2).
- (6) In this section and sections 15AD and 15AG, “representations made in accordance with the regulations” means representations made— 35
- (a) in accordance with regulations made under this Part; and
 - (b) within the prescribed period.
- (7) In this section “the prescribed period” means such period as may be prescribed by, or determined in accordance with, regulations made by the Secretary of State. 40

15AC Public examination

- (1) Before any of the participating authorities adopt a joint spatial development strategy, the participating authorities must, unless the Secretary of State otherwise directs, cause an examination in public to be held in relation to the proposed strategy. 5
- (2) The following provisions of this section have effect in relation to an examination in public under subsection (1).
- (3) An examination in public is to be conducted by a person appointed by the Secretary of State for the purpose.
- (4) The matters examined at an examination in public are to be such matters affecting the consideration of the joint spatial development strategy as the person conducting the examination in public may consider ought to be so examined. 10
- (5) The person conducting an examination in public must make a report to the participating authorities. 15
- (6) No person is to have a right to be heard at an examination in public.
- (7) The following may take part in an examination in public –
 - (a) the participating authorities, and
 - (b) any person invited to do so by the person conducting the examination in public. 20

15AD Adoption of strategy

- (1) Subject to the following provisions of this section, each of the participating authorities may, by resolution, adopt the joint spatial development strategy prepared by them.
- (2) The joint spatial development strategy adopted by the participating authorities must be in the form of the draft prepared under section 15AB(1)(a), either as originally prepared or as modified to take account of –
 - (a) any representations made in accordance with the regulations (see section 15AB(6)), 30
 - (b) any direction given under subsection (7) (and not withdrawn),
 - (c) any report made under section 15AC by a person conducting an examination in public,
 - (d) the withdrawal of a participating authority under section 15AG(3), 35
 - (e) any national development management policies so far as material, or
 - (f) any other material considerations.

- (3) Subsection (2) is subject to the following provisions of this section.
- (4) The joint spatial development strategy must not be adopted by any of the participating authorities until after –
- (a) the participating authorities have considered any representations made in accordance with the regulations, or
 - (b) if no such representations are made, the expiry of the prescribed period;
- and, in either case, until after the report of the person conducting the examination in public under section 15AC has been made (unless no such examination is to be held).
- (5) The joint spatial development strategy may not be adopted by a participating authority in relation to whose area a joint spatial development strategy is already operative.
- (6) If at any time it appears to the Secretary of State that it is expedient to do so for the purpose of avoiding –
- (a) any inconsistency with current national policies, or
 - (b) any detriment to the interests of an area outside the joint strategy area,
- the Secretary of State may, at any time before any of the participating authorities have adopted the joint spatial development strategy, give the participating authorities a direction under subsection (7).
- (7) A direction under this subsection is a direction to the participating authorities not to adopt the joint spatial development strategy except in a form which includes modifications to the proposed joint spatial development strategy in such respects as are indicated in the direction, in order to –
- (a) remove the inconsistency mentioned in subsection (6)(a), or
 - (b) avoid the detriment mentioned in subsection (6)(b).
- (8) Where a direction under subsection (7) is given, none of the participating authorities may adopt the joint spatial development strategy unless –
- (a) the participating authorities satisfy the Secretary of State that they have made the modifications necessary to conform with the direction, or
 - (b) the direction is withdrawn.
- (9) A joint spatial development strategy becomes operative on the date on which, having been adopted by each participating authority, it is published by the participating authorities together with a statement that it has been so adopted.

- (10) In this section “the prescribed period” means such period as may be prescribed by, or determined in accordance with, regulations made by the Secretary of State.

15AE Review and monitoring

- (1) This section applies if a joint spatial development strategy is operative. 5
- (2) The participating authorities must keep under review the matters which may be expected to affect the development of the joint strategy area or the planning of its development or which are otherwise relevant to the content of the strategy. 10
- (3) For the purpose of discharging their functions under subsection (2) of keeping under review any matters relating to the area of a local planning authority outside the joint strategy area, the participating authorities must consult that local planning authority about those matters. 15
- (4) The participating authorities must review the strategy from time to time.
- (5) If the Secretary of State so directs, the participating authorities must, within such time as may be specified in the direction, review the strategy or such part of it as may be specified in the direction. 20
- (6) The participating authorities must—
- (a) monitor the implementation of the strategy, and
 - (b) monitor, and collect information about, matters relevant to the review, alteration or implementation of the strategy.

15AF Alteration of strategy

- (1) If a joint spatial development strategy is operative, the participating authorities may at any time prepare and adopt alterations of the strategy. 25
- (2) The Secretary of State may direct the participating authorities to exercise the power in subsection (1) in such manner and within such time as are specified in the direction. 30
- (3) Sections 15AB to 15AD apply in relation to the preparation and adoption of an alteration under subsection (1) as they apply in relation to the preparation and adoption of a joint spatial development strategy; and the strategy as altered must still conform to section 15AA. 35
- (4) But sections 15AB and 15AC do not apply in relation to an alteration if—

- (a) the alteration is made in response to the withdrawal of a participating authority under section 15AH(2), and
- (b) the strategy as altered will have substantially the same effect in relation to the joint strategy area (as it stands following the withdrawal) as it had in relation to that area before the alteration. 5

15AG Withdrawal before strategy becomes operative

- (1) This section applies if a preparation agreement is in force but the joint spatial development strategy to which the agreement relates (“the proposed strategy”) has not become operative. 10
- (2) A participating authority may withdraw from the agreement before the proposed strategy is published for consultation.
- (3) A participating authority may withdraw from the agreement after the proposed strategy is published for consultation if they have given at least 12 weeks’ notice to each other participating authority of their intention to do so. 15
- (4) A participating authority that have adopted the strategy under section 15AD(1) may not withdraw from the agreement under subsection (3) unless they have first rescinded the resolution adopting the strategy. 20
- (5) A withdrawal under subsection (2) or (3) is effected by notice given to each other participating authority.
- (6) The participating authorities may cancel the agreement at any time.
- (7) If the withdrawal of a participating authority under subsection (2) or (3) means that there are no longer two or more participating authorities, the agreement is deemed to be cancelled under subsection (6). 25
- (8) The participating authorities may, and if the agreement is cancelled must, withdraw the proposed strategy if it has been published for consultation. 30
- (9) On the withdrawal of the proposed strategy, the participating authorities must—
 - (a) withdraw the copies made available for inspection under section 15AB(1)(b), and
 - (b) give notice of the withdrawal to— 35
 - (i) each body or person to whom a copy was sent under section 15AB(1)(c), and
 - (ii) any other body or person who made representations in accordance with the regulations (see section 15AB(6)); 40

and any participating authority that have adopted the strategy are deemed to rescind the resolution by which they did so.

- (10) In the application of subsections (8) and (9) where the agreement has been cancelled, the “participating authorities” are to be taken to be the authorities that were the participating authorities immediately before the cancellation. 5
- (11) If—
- (a) a participating authority withdraw from the agreement under subsection (3),
 - (b) the agreement is not cancelled under subsection (6), and 10
 - (c) but for this subsection, the remaining participating authorities would, in response to the withdrawal, modify the proposed strategy so that it would have a substantially different effect on the joint strategy area (as it stands following the withdrawal) from that which the version published for consultation would have had on that area, 15
- the participating authorities must, instead of modifying the proposed strategy, withdraw it under subsection (8).
- (12) For the purposes of this section and section 15AI, a proposed strategy is “published for consultation” when a draft of it is made available for inspection under section 15AB(1)(b) or sent to any person under section 15AB(1)(c). 20
- (13) If a proposed strategy is withdrawn under subsection (8), the fact that the strategy was published for consultation is to be disregarded for the purposes of subsections (2) and (3). 25

15AH Withdrawal after strategy becomes operative

- (1) This section applies if a joint spatial development strategy is operative.
- (2) A participating authority may withdraw from the strategy if—
- (a) the period of five years beginning with the day on which the strategy became operative has elapsed, and 30
 - (b) the authority have given at least 12 weeks’ notice to the other participating authorities of their intention to do so.
- (3) A withdrawal under subsection (2) is effected by notice given to each other participating authority. 35
- (4) The participating authorities may withdraw the strategy at any time.
- (5) If the withdrawal of a participating authority under subsection (2) means that there are no longer two or more participating authorities, the joint spatial development strategy is to be treated as having been withdrawn under subsection (4). 40

- (6) The Secretary of State may direct the participating authorities to withdraw the strategy if the Secretary of State thinks that the strategy is unsatisfactory.
- (7) If a participating authority withdraw from the strategy, the other participating authorities must consider whether to alter the strategy under section 15AF or withdraw it under subsection (4). 5
- (8) If a participating authority withdraw from the strategy, the strategy ceases to be operative in relation to the area of that authority (irrespective of whether it is altered under section 15AF).

15AI Effect of creation of combined authority in joint strategy area 10

- (1) This section applies if an order is made under section 103 of the Local Democracy, Economic Development and Construction Act 2009 establishing a combined authority the area of which includes, or is the same as, the area of a participating authority.
- (2) Subsection (3) or (4) applies if the order is made before the proposed joint spatial development strategy is published for consultation (see section 15AG(12)). 15
- (3) If the areas of at least two of the participating authorities are outside the area of the combined authority, each participating authority whose area is within the area of the combined authority are deemed, on the making of the order, to withdraw from the preparation agreement under section 15AG(2). 20
- (4) If the area of none or only one of the participating authorities is outside the area of the combined authority, the preparation agreement is deemed, on the making of the order, to be cancelled under section 15AG(6). 25
- (5) Subsection (6) or (7) applies if the order is made after the proposed joint spatial development strategy is published for consultation but before the joint spatial development strategy becomes operative.
- (6) If the areas of at least two of the participating authorities are outside the area of the combined authority, each participating authority whose area is within the area of the combined authority are deemed, on the making of the order – 30
 - (a) to withdraw from the preparation agreement under section 15AG(3) (despite not having given notice as required by that provision), and 35
 - (b) to rescind any resolution adopting the strategy.
- (7) If the area of none or only one of the participating authorities is outside the area of the combined authority, the preparation

agreement is deemed, on the making of the order, to be cancelled under section 15AG(6).

- (8) Subsection (9) or (10) applies if –
 - (a) the joint spatial development strategy is operative, and
 - (b) the combined authority adopts a spatial development strategy for its area. 5
- (9) If the areas of at least two of the participating authorities are outside the area of the combined authority, each participating authority whose area is within the area of the combined authority is deemed, on the adoption of the strategy by the combined authority, to withdraw from the joint spatial development strategy under section 15AH(2) (even if the conditions in that provision are not met). 10
- (10) If the area of none or only one of the participating authorities is outside the area of the combined authority, the joint spatial development strategy is deemed, on the adoption of the strategy by the combined authority, to be withdrawn under section 15AH(4). 15
- (11) If a proposed strategy is withdrawn under section 15AG(8), the fact that the strategy was published for consultation is to be disregarded for the purposes of subsections (2) and (5).

Plan timetables 20

15B Local plan timetable

- (1) Each local planning authority must prepare and maintain a document to be known as their “local plan timetable”.
- (2) The local plan timetable must specify –
 - (a) the matters which the authority’s local plan for their area is to deal with, 25
 - (b) the geographical area to which the authority’s local plan is to relate,
 - (c) any supplementary plans which the authority are to prepare,
 - (d) the subject matter and geographical area, site or sites to which each of those supplementary plans is to relate, 30
 - (e) how the authority propose to comply with the requirement in section 15F(1) (requirement in relation to design code),
 - (f) whether the authority’s local plan for their area is to be a joint local plan and, if so, each other local planning authority for whose area the joint local plan is to be their local plan, 35
 - (g) whether the authority are to prepare a joint supplementary plan and, if so, each other local planning authority who are to prepare that joint supplementary plan with them,

-
- (h) any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee under section 15J, and
 - (i) a timetable for the preparation of the authority’s local plan for their area, and any supplementary plans the authority are to make, which is consistent with this Part and any regulations made under it. 5
- (3) If the local planning authority’s local plan for their area is to be a joint local plan, or the authority is to prepare one or more joint supplementary plans, the timetable for each joint plan, specified in the local plan timetable in accordance with subsection (2)(i), must be consistent with the timetable for that plan in the local plan timetable prepared by each other local planning authority who are to prepare that plan. 10
 - (4) If the local planning authority are a minerals and waste planning authority, the local plan timetable may incorporate the authority’s minerals and waste plan timetable. 15
 - (5) The Secretary of State may prescribe –
 - (a) the form and content of the local plan timetable;
 - (b) further matters which the local plan timetable must deal with. 20
 - (6) If a local planning authority have not prepared a local plan timetable, the Secretary of State or the Mayor of London may –
 - (a) prepare a local plan timetable for the authority, and
 - (b) direct the authority to bring that timetable into effect. 25
 - (7) The Secretary of State or the Mayor of London may direct the local planning authority to make such amendments to the local plan timetable as the Secretary of State or (as the case may be) Mayor thinks appropriate for the purpose of ensuring full and effective coverage (both geographically and with regard to subject matter) of the authority's area by the development plan for that area. 30
 - (8) To bring the local plan timetable into effect, the local planning authority must publish it, together with a statement that the timetable is to have effect.
 - (9) Once the local plan timetable has effect, the local planning authority must comply with it. 35
 - (10) The Secretary of State may by regulations make provision as to when, or the circumstances in which, a local planning authority must revise their local plan timetable (and that provision may confer a power to direct that a local plan timetable is to be revised). 40

- (11) Subsections (1) to (9) and section 15BA apply to the revision of a local plan timetable as they apply to the preparation of a local plan timetable.
- (12) For further provision about directions under subsection (6) or (7), see section 15BA.

5

15BA Local plan timetable: further provision about directions under section 15B

- (1) The Mayor of London—
- (a) may give a direction under section 15B(6) or (7) only if the local planning authority are a London borough council, and
 - (b) in considering whether to give such a direction, and which amendments to include in the direction, must have regard to any guidance issued by the Secretary of State.
- (2) A direction under section 15B(6) or (7) must contain the Secretary of State's, or (as the case may be) the Mayor of London's, reasons for giving it.
- (3) If at any time the Mayor of London gives a direction under section 15B(6) or (7)—
- (a) the Mayor must at that time send a copy of the direction to the Secretary of State, and
 - (b) the direction is not to be given effect until such time as may be prescribed.
- (4) The Secretary of State may, within such time as may be prescribed, direct the local planning authority—
- (a) to disregard a direction given under section 15B(6) or (7) by the Mayor of London, or
 - (b) to give effect to the direction with such modifications as may be specified in the Secretary of State's direction.
- (5) Such a direction must contain the Secretary of State's reasons for giving it.
- (6) If at any time the Secretary of State gives a direction under subsection (4), the Secretary of State must at that time send a copy of the direction to the Mayor of London.
- (7) Section 38(1) of the Greater London Authority Act 1999 (delegation of functions by the Mayor) does not apply to the Mayor of London's functions under section 15B(6) or (7) of giving a direction.

10

15

20

25

30

35

15BB Minerals and waste plan timetable

- (1) Each minerals and waste planning authority must prepare and maintain a document to be known as their “minerals and waste plan timetable”.
- (2) The minerals and waste plan timetable must specify – 5
- (a) the matters which will be dealt with by the minerals and waste plan for the relevant area,
 - (b) the geographical area to which the authority’s minerals and waste plan is to relate,
 - (c) any supplementary plans which the minerals and waste planning authority are to make, 10
 - (d) the subject matter and geographical area, site or sites to which each supplementary plan is to relate,
 - (e) whether the minerals and waste plan for the authority’s area is to be a joint minerals and waste plan and, if so, each other minerals and waste planning authority for whose relevant area the joint minerals and waste plan is to be the minerals and waste plan, 15
 - (f) whether the authority are to prepare a joint supplementary plan and, if so, each other minerals and waste planning authority who are to prepare that joint supplementary plan with them, and 20
 - (g) a timetable for the preparation of the minerals and waste plan for the relevant area, and any supplementary plans the authority are to make, which is consistent with this Part and any regulations made under it. 25
- (3) If the minerals and waste plan for the relevant area is to be a joint minerals and waste plan, or the authority is to prepare one or more joint supplementary plans, the timetable for each joint plan, specified in the minerals and waste plan timetable in accordance with subsection (2)(g), must be consistent with the timetable for that plan in the minerals and waste plan timetable prepared by each other minerals and waste planning authority who are to prepare that plan. 30
- (4) Sections 15B(5) to (12), 15BA and 15LE apply in relation to a minerals and waste plan timetable as they apply in relation to a local plan timetable and for that purpose – 35
- (a) references to a local plan timetable are to be read as references to a minerals and waste plan timetable,
 - (b) references to a local plan are to be read as references to a minerals and waste plan, 40
 - (c) references to a local planning authority are to be read as references to a minerals and waste planning authority, and

- (d) references to a local planning authority’s area are to be read as references to a minerals and waste planning authority’s relevant area.
- (5) In this section “joint minerals and waste plan” means a minerals and waste plan prepared jointly by two or more minerals and waste planning authorities for their combined relevant areas under sections 15I and 15IA (as applied by section 15CB(7)). 5

Local, minerals and waste and supplementary plans

15C Local plans

- (1) Each local planning authority must prepare a document to be known as their “local plan”. 10
- (2) Only one local plan may have effect in relation to a local planning authority’s area at any one time.
- (3) The local plan must set out policies of the local planning authority (however expressed) in relation to the amount, type and location of, and timetable for, development in the local planning authority’s area. 15
- (4) The local plan may include—
 - (a) other policies (however expressed) in relation to the use or development of land in the local planning authority’s area which are designed to achieve objectives that relate to the particular characteristics or circumstances of their area, any part of their area or one or more specific sites in their area; 20
 - (b) details of any infrastructure requirements, or requirements for affordable housing, to which development in accordance with the policies, included in the plan under subsection (3) or paragraph (a) of this subsection, would give rise; 25
 - (c) requirements with respect to design that relate to development, or development of a particular description, throughout the local planning authority’s area, in any part of their area or at one or more specific sites in their area, which the local planning authority consider should be met for planning permission for the development to be granted. 30
- (5) The Secretary of State may prescribe further matters which the local plan may, or must, deal with. 35
- (6) The local plan must be designed to secure that the use and development of land in the local planning authority’s area contribute to the mitigation of, and adaptation to, climate change.
- (7) The local plan must not—

- (a) include anything that is not permitted or required by or under subsections (3) to (5) or (8) or regulations under section 15CA(7)(a), or
- (b) be inconsistent with or (in substance) repeat any national development management policy. 5

- (8) References in this section to development do not include minerals and waste development, but where the local planning authority is the minerals and waste planning authority for any part of their area, their local plan may incorporate all or part of their minerals and waste plan. 10

15CA Local plans: preparation and further provision

- (1) A local plan must be prepared in accordance with the local planning authority's local plan timetable.
- (2) A local plan must be in general conformity with the spatial development strategy, if one is operative in relation to the area of the local planning authority. 15
- (3) The local planning authority must, at such times as may be prescribed, seek observations or advice in relation to a proposed local plan, from a person appointed by the Secretary of State.
- (4) The local planning authority must, as soon as is reasonably practicable, publish any observations or advice they receive from a person appointed by the Secretary of State under subsection (3). 20
- (5) In preparing their local plan, a local planning authority must have regard to—
 - (a) any observations or advice received from a person appointed by the Secretary of State under subsection (3), 25
 - (b) any responses to a consultation, provided for in regulations under section 15LE, in connection with the preparation of the local plan,
 - (c) national development management policies, 30
 - (d) other national policies and advice contained in guidance issued by the Secretary of State,
 - (e) the National Planning Framework for Scotland, if any part of the authority's area adjoins Scotland,
 - (f) the National Development Framework for Wales, if any part of the authority's area adjoins Wales, 35
 - (g) any other part of the development plan for the authority's area which has effect,
 - (h) any neighbourhood priorities statement—
 - (i) which has effect for part of the authority's area, and 40

- (ii) to which the authority has not already had regard in preparing another local plan previously adopted or approved under this Part, and
 - (i) such other matters as the Secretary of State prescribes.
- (6) A local plan has effect only in so far as it or any part of it is adopted or approved under this Part. 5
- (7) Regulations made by the Secretary of State may –
 - (a) prescribe the form and content of a local plan;
 - (b) make provision as to any further documents which must be prepared by the authority in connection with the preparation of a local plan (including the form and content of such documents); 10
 - (c) prescribe the nature of the observations or advice which must be sought under subsection (3);
 - (d) prescribe documents or information which must be provided by the local planning authority to a person appointed by the Secretary of State under subsection (3) (including the form and content of such documents); 15
 - (e) prescribe the form and content of observations or advice provided under subsection (3); 20
 - (f) prescribe when the local planning authority is to have regard to something mentioned in subsection (5);
 - (g) prescribe when any step in, or in connection with, the preparation of the local plan must be taken;
 - (h) make provision as to when, or in what circumstances, a new local plan is to be prepared to replace the existing one. 25

15CB Minerals and waste plan

- (1) Each minerals and waste planning authority must, in respect of their relevant area, prepare one or more documents which are to be known collectively as their “minerals and waste plan”. 30
- (2) The minerals and waste plan must set out policies of the minerals and waste planning authority (however expressed) in relation to the amount, type and location of, and timetable for, minerals and waste development, in the relevant area.
- (3) The minerals and waste plan may include – 35
 - (a) other policies (however expressed) in relation to –
 - (i) minerals and waste development in the relevant area, which are designed to achieve objectives that relate to the particular characteristics or circumstances of that area, any part of that area or one or more specific sites in that area; 40

-
- (ii) development other than minerals and waste development, which are designed to secure that minerals and waste development in the relevant area can take place;
 - (b) details of any infrastructure requirements to which minerals and waste development in accordance with the policies, included in the plan under subsection (2) or paragraph (a) of this subsection, would give rise. 5
 - (4) The Secretary of State may prescribe further matters relating to minerals and waste development which the minerals and waste plan may, or must, deal with. 10
 - (5) The minerals and waste plan must be designed to secure that minerals and waste development in the relevant area contributes to the mitigation of, and adaptation to, climate change.
 - (6) The minerals and waste plan must not— 15
 - (a) include anything that is not permitted or required by or under subsections (2) to (4) or regulations under section 15CA(7)(a) (as applied by subsection (7)), or
 - (b) be inconsistent with or (in substance) repeat any national development management policy. 20
 - (7) This Part applies in relation to a minerals and waste plan as it applies in relation to a local plan and for that purpose—
 - (a) references to a local plan timetable are to be read as references to a minerals and waste plan timetable,
 - (b) references to a local plan are to be read as references to a minerals and waste plan, 25
 - (c) references to a local planning authority are to be read as references to a minerals and waste planning authority, and
 - (d) references to a local planning authority’s area are to be read as references to a minerals and waste planning authority’s relevant area. 30
 - (8) Subsection (7) is subject to such modifications of this Part, as it applies in relation to a minerals and waste plan, as may be prescribed.
 - (9) Subsection (7) does not apply to— 35
 - (a) sections 15B and 15BA;
 - (b) section 15C;
 - (c) section 15CC;
 - (d) sections 15J to 15JB;
 - (e) section 15LB(2); 40
 - (f) sections 15LC(3)(c) and 15LD.

15CC Supplementary plans

- (1) Each relevant plan-making authority may prepare one or more documents, each of which is to be known as a “supplementary plan”.
- (2) A supplementary plan prepared by the Mayor of London may include requirements with respect to design that relate to development, or development of a particular description, throughout Greater London, which the Mayor considers should be met for planning permission for the development to be granted. 5
- (3) A supplementary plan prepared by a local planning authority may include— 10
 - (a) policies (however expressed) in relation to the amount, type and location of, or timetable for, development at a specific site in their area or at two or more specific sites in their area which the authority consider to be nearby to each other; 15
 - (b) other policies (however expressed) in relation to the use or development of land in the local planning authority’s area which are designed to achieve objectives that relate to the particular characteristics or circumstances of a specific site in their area or two or more specific sites in their area which the authority consider to be nearby to each other; 20
 - (c) details of any infrastructure requirements, or requirements for affordable housing, to which development in accordance with any policies, included in the plan under paragraph (a) or (b), would give rise; 25
 - (d) requirements with respect to design that relate to development, or development of a particular description, throughout the local planning authority’s area, in any part of their area or at one or more specific sites in their area, which the local planning authority consider should be met for planning permission for the development to be granted. 30
- (4) References in subsection (3) to development do not include minerals and waste development.
- (5) A supplementary plan prepared by a minerals and waste planning authority may include— 35
 - (a) policies (however expressed) in relation to the amount, type and location of, or timetable for, minerals and waste development at one or more specific sites in the relevant area or at two or more specific sites in that area which the authority consider to be nearby to each other; 40
 - (b) other policies (however expressed) in relation to—
 - (i) minerals and waste development in the relevant area which are designed to achieve objectives that relate

- to the particular characteristics or circumstances of a specific site in that area or two or more specific sites in that area which the authority consider to be nearby to each other;
- (ii) development other than minerals and waste development, which are designed to secure that minerals and waste development can take place at a specific site in the relevant area or two or more specific sites in that area which the authority consider to be nearby to each other; 5
- (c) details of any infrastructure requirements to which minerals and waste development in accordance with any policies, included in the plan under paragraph (a) or (b), would give rise. 10
- (6) The Secretary of State may prescribe further matters which a supplementary plan may include. 15
- (7) A supplementary plan must be in general conformity with the spatial development strategy, if one is operative in relation to the area or a site to which the plan relates.
- (8) In preparing a supplementary plan, the relevant plan-making authority must have regard to any other part of the development plan which has effect for the area or a site to which the plan relates. 20
- (9) So far as the relevant plan-making authority consider appropriate, having regard to the subject matter of the supplementary plan, the plan must be designed to secure that the development and use of land in the authority's area contribute to the mitigation of, and adaption to, climate change. 25
- (10) A supplementary plan must not—
- (a) include anything which is not permitted or required by or under subsections (2) to (6), or 30
- (b) be inconsistent with or (in substance) repeat any national development management policy.
- (11) The Secretary of State may by regulations make provision about the preparation, withdrawal or revision of supplementary plans.
- (12) Regulations under subsection (11)— 35
- (a) may apply, or make provision corresponding to, any provision made by or under this Part in relation to the preparation, withdrawal or revision of a local plan, with or without modifications;
- (b) must require a proposed supplementary plan to be the subject of consultation with the public. 40

- (13) A supplementary plan has effect only in so far as it or any part of it is adopted or approved under this Part.

Examination of plans

15D Independent examination: local plans

- (1) A local planning authority must submit their proposed local plan to the Secretary of State for independent examination if a person appointed by the Secretary of State under section 15CA(3) advises that the prescribed requirements are met in relation to the plan. 5
- (2) The authority must also send or make available to the Secretary of State (in addition to the local plan) such other documents (or copies of documents) and such information as is prescribed. 10
- (3) The Secretary of State may prescribe the manner in which the local plan, or any document or information to be sent under subsection (2), is to be sent.
- (4) The examination must be carried out by a person appointed by the Secretary of State (“the examiner”). 15
- (5) The purpose of the independent examination is to determine whether it is reasonable to conclude that the local plan is sound.
- (6) Any person who makes representations in relation to the local plan must (if that person so requests) be given the opportunity to appear before and be heard by the examiner. 20
- (7) At any time before the examiner makes a recommendation under any of the following subsections, if the examiner considers that—
(a) certain matters need to be dealt with in order for it to become reasonable to conclude that the local plan is sound, and 25
(b) those matters could be dealt with by pausing the examination under section 15DA for further work to be carried out, the examiner may decide that the examination is to be so paused.
- (8) The Secretary of State may by notice to the examiner—
(a) direct the examiner not to take any step, or any further step, in connection with the examination of the local plan, or of a specified part of it, until a specified time or until the direction is withdrawn; 30
(b) require the examiner—
(i) to consider any specified matters; 35
(ii) to give an opportunity, or further opportunity, to specified persons to appear before and be heard by the examiner;

- (iii) to take any specified procedural step in connection with the examination.

In this subsection “specified” means specified in the notice.

- (9) Where the examiner –
- (a) has carried out the examination, and 5
 - (b) considers that, in all the circumstances, it would be reasonable to conclude that the local plan is sound, the examiner must recommend that the local plan is adopted and give reasons for the recommendation.
- (10) Subsections (11) and (12) apply where the examiner – 10
- (a) has carried out the examination, and
 - (b) is not required by subsection (9) to recommend that the local plan is adopted.
- (11) If the examiner considers that, if certain modifications were made to the local plan, it would become reasonable to conclude that the plan is sound, the examiner must – 15
- (a) recommend that those modifications are made and that the plan is then adopted, and
 - (b) give reasons for the recommendation.
- (12) If the examiner is not required by subsection (11) to recommend that the local plan is adopted with modifications and the examination is not paused or to be paused under section 15DA, the examiner must – 20
- (a) recommend that the local plan is withdrawn, and
 - (b) give reasons for the recommendation. 25
- (13) The local planning authority must publish the recommendations and reasons they receive under this section.

15DA Pause of independent examination for further work

- (1) This section applies if the examiner decides under section 15D(7) that the examination under that section is to be paused under this section for further work to be carried out. 30
- (2) The examiner must notify the local planning authority and the Secretary of State –
- (a) that the examiner has taken that decision,
 - (b) of the matters which the examiner considers need to be dealt with in order for it to become reasonable to conclude that the local plan is sound, and 35
 - (c) of the period for which the examination under section 15D is to be paused under this section (“the pause period”).

-
- (3) The pause period may not—
- (a) begin earlier than the day on which notice is given to the local planning authority under subsection (2), nor
 - (b) be longer than such period as may be prescribed
- (4) The examination under section 15D is suspended at the beginning of the pause period. 5
- (5) During the pause period, the local planning authority must take steps to deal with the matters notified to them under subsection (2)(b).
- (6) Before the end of the pause period, the local planning authority must send to the examiner— 10
- (a) a document—
 - (i) setting out what the authority have done during the pause period to deal with the matters notified to them under subsection (2)(b), and 15
 - (ii) setting out any modifications to the local plan that the authority propose to make in order to make it sound or stating that the authority do not propose to make any such modifications, and
 - (b) any further evidence as to the soundness of the plan which the local planning authority may have. 20
- (7) The local planning authority must publish the document and any evidence sent under subsection (6).
- (8) If the examiner considers, at the end of the pause period, that the matters notified to the local planning authority under subsection (2)(b) have not been dealt with, with the result that there is no prospect of it becoming reasonable to conclude that the local plan is sound, the examiner must— 25
- (a) recommend that the local plan is withdrawn, and
 - (b) give reasons for the recommendation. 30
- (9) If the examiner does not make a recommendation under subsection (8), the examination under section 15D is resumed.
- (10) The local planning authority must publish any recommendation and reasons they receive under this section.
- 15DB Independent examination: supplementary plans 35**
- (1) A relevant plan-making authority must submit each supplementary plan that they propose to adopt for independent examination.
 - (2) The supplementary plan must be submitted to—

-
- (a) the Secretary of State, in order for the examination to be carried out by a person appointed by the Secretary of State, or
- (b) a person who, in the opinion of the relevant plan-making authority – 5
- (i) is independent of the authority,
- (ii) does not have an interest in any land that may be affected by the supplementary plan, and
- (iii) has appropriate qualifications and experience.
- (3) In the following provisions of this section, the person appointed by the Secretary of State under paragraph (a) of subsection (2), or (as the case may be) the person to whom the supplementary plan is submitted under paragraph (b) of that subsection, is “the examiner”. 10
- (4) The authority must also send or make available to the examiner (in addition to the supplementary plan) such other documents (or copies of documents) and such information as is prescribed. 15
- (5) The purpose of the independent examination is to determine in respect of the supplementary plan –
- (a) whether the requirements of section 15CC, and regulations under subsection (11) of that section relating to the preparation of the plan, have been met, and 20
- (b) whether the relevant plan-making authority have had regard to any guidance issued by the Secretary of State which may be relevant.
- (6) The general rule is that the independent examination is to take the form of written representations. 25
- (7) But the examiner must cause a hearing to be held for the purposes of receiving oral representations in any case where the examiner considers that the consideration of oral representations is necessary to ensure adequate examination of an issue or that a person has a fair chance to put a case. 30
- (8) If a hearing is held under subsection (7), any person who makes representations about the matters mentioned in subsection (5) must (if that person so requests) be given the opportunity to appear before and be heard by the examiner 35
- (9) Where the examiner considers that, in all the circumstances, it would be reasonable to conclude –
- (a) that the requirements mentioned in subsection (5)(a) have been met, and
- (b) the relevant plan-making authority have had regard to any guidance issued by the Secretary of State which may be relevant, 40

the examiner must recommend that the supplementary plan is adopted and give reasons for the recommendation.

- (10) Subsections (11) and (12) apply where the examiner –
- (a) has carried out the examination, and
 - (b) is not required by subsection (9) to recommend that the supplementary plan is adopted. 5
- (11) If the examiner considers that –
- (a) certain modifications of the supplementary plan would result in it being reasonable to conclude, in all the circumstances, that the requirements mentioned in subsection (5)(a) are met, and 10
 - (b) it is, in all the circumstances, reasonable to conclude that the relevant plan-making authority have had regard to any guidance issued by the Secretary of State which may be relevant, 15
- the examiner must recommend that those modifications are made and that the plan is then adopted and give reasons for the recommendation.
- (12) Where the examiner has carried out the examination and is not required by subsection (11) to recommend that the supplementary plan is adopted with modifications, the examiner must – 20
- (a) recommend that the supplementary plan is withdrawn, and
 - (b) give reasons for the recommendation.
- (13) The relevant plan-making authority must publish the recommendations and reasons they receive under this section. 25

Withdrawal and adoption of plans

15E Withdrawal of a local plan

- (1) A local planning authority may, at any time before they are required to submit a local plan for independent examination under section 15D, withdraw the plan. 30
- (2) After a local plan has been submitted for independent examination, the local planning authority may only withdraw the plan –
- (a) if the person appointed to carry out the examination recommends that they do so and the Secretary of State has not directed that it is not to be withdrawn, or 35
 - (b) the Secretary of State directs that the plan is to be withdrawn.
- (3) The Secretary of State may at any time –
- (a) after a local plan has been submitted for independent examination under section 15D, but

(b) before it is adopted under section 15EA,
direct the local planning authority to withdraw the plan.

15EA Adoption of local plan or supplementary plan

- (1) Where the person appointed to carry out the independent examination of a local plan recommends that the plan as originally prepared is adopted, the local planning authority may adopt it— 5
- (a) as originally prepared, or
 - (b) with modifications that (taken together) do not materially affect its contents.
- (2) Where the person appointed to carry out the independent examination of a local plan recommends that the plan is adopted with modifications, the local planning authority may adopt it— 10
- (a) with those modifications, or
 - (b) with those modifications, along with further modifications if the further modifications (taken together) do not materially affect its contents. 15
- (3) Where the person appointed to carry out the independent examination of a supplementary plan recommends that the plan as originally prepared is adopted, the relevant plan-making authority may adopt it— 20
- (a) as originally prepared, or
 - (b) with modifications that (taken together) do not materially affect its contents.
- (4) Where the person appointed to carry out the independent examination of a supplementary plan recommends that the plan is adopted with modifications, the relevant plan-making authority may adopt it— 25
- (a) with those modifications, or
 - (b) with those modifications, along with further modifications if the further modifications (taken together) do not materially affect its contents. 30
- (5) An authority must not adopt a local plan or supplementary plan unless they do so in accordance with subsection (1), (2), (3) or (4).
- (6) A plan is adopted by a local planning authority, or a minerals and waste planning authority, if it is adopted by a resolution of the authority. 35
- (7) The Mayor of London adopts a supplementary plan by publishing it, together with a statement that the plan is to have effect.

Requirement in relation to design code

15F Design code for whole area

- (1) A local planning authority must ensure that, for every part of their area, the development plan includes requirements with respect to design that relate to development, or development of a particular description, which the authority consider should be met for planning permission for the development to be granted. 5
- (2) Subsection (1) does not require the local planning authority to ensure—
 - (a) that there are requirements for every description of development for every part of their area, or 10
 - (b) that there are requirements in relation to every aspect of design.

Revocation and revision of plans

15G Revocation of local plans and supplementary plans 15

- (1) A local plan is revoked upon a new local plan for the local planning authority's area being adopted or approved under this Part.
- (2) The Secretary of State—
 - (a) may revoke a local plan at the request of the local planning authority; 20
 - (b) may revoke a supplementary plan at the request of the relevant plan-making authority;
 - (c) may prescribe descriptions of supplementary plan which may be revoked by the relevant plan-making authority themselves. 25

15GA Revision of local plan

- (1) A local planning authority may, at any time after their local plan has come into effect, prepare a revision of it.
- (2) If the Secretary of State directs them to do so after the local plan comes into effect, a local planning authority must prepare a revision of the local plan, in accordance with such timetable as the Secretary of State directs. 30
- (3) Subsection (4) applies if any part of the area of the local planning authority is an area to which an enterprise zone scheme relates.
- (4) As soon as practicable after the occurrence of a relevant event—
 - (a) the authority must consider whether their local plan should be changed in the light of the enterprise zone scheme; 35

- (b) if they think that any changes to their local plan are required in consequence of the scheme they must prepare a revision to their local plan to give effect to the changes.
- (5) The following are relevant events –
- (a) the making of an order under paragraph 5 of Schedule 32 to the Local Government, Planning and Land Act 1980 (designation of enterprise zone); 5
- (b) the giving of notification under paragraph 11(1) of that Schedule (approval of modification of enterprise zone scheme). 10
- (6) References to an enterprise zone and an enterprise zone scheme must be construed in accordance with that Act.
- (7) This Part applies in relation to a revision under this section as it applies in relation to a local plan, subject to such modifications as may be prescribed. 15

Intervention powers in relation to plans

15H Power to require Secretary of State approval

- (1) At any time before a proposed local plan is adopted by a local planning authority, the Secretary of State may direct the local planning authority to submit the plan (or any part of it) to the Secretary of State for approval. 20
- (2) At any time before a proposed supplementary plan is adopted by a relevant plan-making authority, the Secretary of State may direct the relevant plan-making authority to submit the plan (or any part of it) to the Secretary of State for approval. 25
- (3) Where the Secretary of State gives a direction under subsection (1) or (2) –
- (a) the authority must not take any step in connection with the adoption of the plan until the Secretary of State gives the Secretary of State’s decision or withdraws the direction; 30
- (b) if the direction is given, and not withdrawn, before the authority have submitted the plan for independent examination, the Secretary of State must hold an independent examination; 35
- (c) if the direction is given after the authority have submitted the plan for independent examination but before the person appointed to carry out the examination has made recommendations, and is not withdrawn before those recommendations are made, the person must make the recommendations to the Secretary of State. 40

- (4) Subsections (4) to (12) of section 15D, and section 15DA, apply to an examination of a local plan held under subsection (3)(b).
- (5) In the case of an examination of a supplementary plan held under subsection (3)(b)–
 - (a) subsections (5) to (12) of section 15DB apply, and 5
 - (b) the examiner is to be a person appointed by the Secretary of State.
- (6) The Secretary of State must publish the recommendations made to the Secretary of State by virtue of subsection (3)(c) and the reasons of the person making the recommendations. 10
- (7) In relation to a plan or part of a plan submitted under subsection (1) or (2), the Secretary of State–
 - (a) may approve, approve subject to modifications or reject the plan or part, and
 - (b) must give reasons for the decision under paragraph (a). 15
- (8) In the exercise of any function under this section the Secretary of State–
 - (a) may take account of any matter which the Secretary of State thinks is relevant (regardless of whether the matter was taken account of by the authority), and 20
 - (b) must have regard to the local plan timetable and minerals and waste plan timetable, so far as relevant.

15HA Secretary of State powers where local planning authority are failing etc

- (1) This section applies if the Secretary of State thinks that– 25
 - (a) a local planning authority are failing to do anything it is necessary or expedient for them to do in connection with the preparation, adoption or revision of a local plan,
 - (b) a local plan or supplementary plan is, is going to be or may be unsatisfactory, or 30
 - (c) a proposed revision of a local plan or supplementary plan will, or may, result in the plan becoming unsatisfactory.
- (2) The Secretary of State may –
 - (a) if the plan has not come into effect, take over preparation of the plan from the relevant authority; 35
 - (b) if the plan has come into effect, revise the plan;
 - (c) give directions to the relevant authority in relation to–
 - (i) the preparation or adoption of the plan (including a direction requiring the plan to be modified in accordance with the direction); 40

- (ii) the revocation or revision of the plan (including a direction requiring the plan to be revised in accordance with the direction or a direction revoking the plan).
- (3) The Secretary of State may appoint a person (a “local plan commissioner”) to— 5
- (a) investigate and report to the Secretary of State, or
- (b) do any of the things that may be done under subsection (2), on the Secretary of State’s behalf.
- (4) Subsections (5) to (10) apply if preparation of the plan is taken over under subsection (2)(a) or (3)(b). 10
- (5) The Secretary of State or (as the case may be) the local plan commissioner must publish a document setting out—
- (a) their timetable for preparing the plan, and
- (b) if they intend to depart from anything specified in a local plan timetable in relation to the plan, details of how they intend to depart from it. 15
- (6) The Secretary of State must—
- (a) hold an independent examination of the plan or (as the case may be) direct the local plan commissioner to submit the plan for independent examination, or 20
- (b) direct the relevant authority to submit the plan for independent examination under section 15D or (as the case may be) 15DB.
- (7) Subsections (4) to (12) of section 15D, and section 15DA, apply to an examination of a local plan held under subsection (6)(a), reading references to the local planning authority as references to the Secretary of State or (as the case may be) the local plan commissioner. 25
- (8) In the case of an examination of a supplementary plan held under subsection (6)(a)— 30
- (a) subsections (5) to (12) of section 15DB apply, reading references to the relevant plan-making authority as references to the Secretary of State or (as the case may be) the local plan commissioner, and 35
- (b) the examiner is to be a person appointed by the Secretary of State or the local plan commissioner.
- (9) The Secretary of State must either—
- (a) publish the recommendations and reasons of the person appointed to hold the examination, or 40

- (b) give directions to the relevant authority or local plan commissioner in relation to publication of those recommendations and reasons.
- (10) The Secretary of State or local plan commissioner may then—
 - (a) approve the plan or approve it subject to modifications, 5
 - (b) direct the relevant authority to consider adopting the plan, or
 - (c) reject the plan.
- (11) Subsections (5) to (10) (and the provisions applied by them) apply in relation to a revision to a plan under subsection (2)(b) or (3)(b) as they apply to a plan prepared under subsection (2)(a) or (3)(b). 10
- (12) In the exercise of any function under this section, the Secretary of State or local plan commissioner may take account of any matter which the Secretary of State or local plan commissioner thinks is relevant (regardless of whether the matter was taken account of by the relevant authority). 15
- (13) The Secretary of State must give reasons for anything the Secretary of State does in pursuance of subsection (2) or (10).
- (14) A local plan commissioner must give reasons for anything the commissioner does in pursuance of subsection (3)(b) or (10). 20
- (15) In this section “relevant authority” —
 - (a) in relation to a local plan, means the local planning authority, or
 - (b) in relation to a supplementary plan, means the relevant plan-making authority. 25

15HB Secretary of State powers where local planning authority fails to ensure design code

- (1) This section applies where the Secretary of State considers that a local planning authority are unlikely to comply, or have not complied, with the requirement in section 15F(1). 30
- (2) The Secretary of State may give directions to the local planning authority as to the steps they must take to comply with that requirement, including directions as to the preparation, adoption or revision of their local plan or one or more supplementary plans.
- (3) The Secretary of State must give reasons for any directions given under this section. 35

15HC Liability for Secretary of State’s costs of intervention

- (1) The Secretary of State may require the relevant authority to—

-
- (a) reimburse the Secretary of State for any expenditure incurred by the Secretary of State in, or in connection with, exercising a function under any of sections 15H to 15HB, or
- (b) pay any fees and expenses of a local plan commissioner appointed under section 15HA(3). 5
- (2) Where a function under any of those sections is exercised in relation to a joint local plan or joint supplementary plan, the Secretary of State may apportion liability for such expenditure on such basis as the Secretary of State thinks just and reasonable between the authorities who are jointly preparing, or have jointly prepared, the plan. 10
- (3) In subsection (1) “relevant authority” means—
- (a) where the function is exercised, or the local plan commissioner is appointed, in relation a local plan, the local planning authority; 15
- (b) where the function is exercised, or the local plan commissioner is appointed, in relation to a supplementary plan, the relevant plan-making authority.
- 15HD Default powers exercisable by Mayor of London, combined authority or county council** 20
- Schedule A1 (default powers exercisable by Mayor of London, combined authority or county council) has effect.
- 15HE Temporary direction pending possible use of intervention or default powers**
- (1) If the Secretary of State is considering whether to take action under section 15H, 15HA or 15HB or Schedule A1 in relation to a local plan or a supplementary plan, the Secretary of State may direct the local planning authority or (as the case may be) the relevant plan-making authority not to take any step, or not to take a step specified in the direction, in connection with the plan— 25
- (a) until a time or event (if any) specified in the direction, or
- (b) until the direction is withdrawn. 30
- (2) A plan to which a direction under this section relates has no effect while the direction is in force.
- (3) A direction given under this section in relation to a plan ceases to have effect if— 35
- (a) the Secretary of State—
- (i) gives a direction under section 15H, 15HA(2)(c) or (10)(b) or 15HB(2) or paragraph 8(5) of Schedule A1 in relation to the plan, or 40

- (ii) approves the plan under section 15HA(10)(a),
- (b) a local plan commissioner –
 - (i) gives a direction under section 15HA(3)(b), or
 - (ii) approves the plan under section 15HA(10)(a),
- (c) the Mayor of London does anything under paragraph 2(4) of Schedule A1, 5
- (d) a combined authority does anything under paragraph 6(4) of that Schedule, or
- (e) a county council does anything under paragraph 7C(4) of that Schedule. 10

Joint plans

15I Joint local plans by agreement or direction

- (1) A joint local plan is a local plan prepared jointly by two or more local planning authorities for their combined areas.
- (2) Two or more local planning authorities may agree to prepare a joint local plan (a “joint local plan agreement”). 15
- (3) The Secretary of State may direct two or more local planning authorities to prepare a joint local plan (a “joint local plan direction”).
- (4) The Secretary of State may give a joint local plan direction to a local planning authority whether or not the authority’s local plan timetable specifies that their local plan for their area is to be a joint local plan. 20
- (5) The Secretary of State may give a joint local plan direction only if the Secretary of State considers that to do so will facilitate the more effective planning of the development and use of land in the area of one or more of the local planning authorities in question. 25
- (6) A joint local plan direction may specify the timetable for preparation of the joint local plan.
- (7) The Secretary of State must, when giving a joint local plan direction, notify the local planning authorities to which it applies of the reasons for giving it. 30
- (8) If the Secretary of State gives a joint local plan direction, the Secretary of State may direct the local planning authorities to which it is given to amend their local plan timetables to take account of the direction. 35
- (9) The Secretary of State may modify or withdraw a joint local plan direction by notice in writing to the authorities to which it was given.

- (10) The Secretary of State must, when modifying or withdrawing a joint local plan direction, notify the local planning authorities to which it was given of the reasons for the modification or withdrawal.

15IA Joint local plans: application of Part

- (1) This section applies in a case where— 5
 (a) a joint local plan agreement is made, or
 (b) a joint local plan direction is given.
- (2) This Part applies for the purposes of any step which may be, or is required to be, taken in relation to the joint local plan as it applies for the purposes of any step which may be, or is required to be, taken in relation to a local plan. 10
- (3) For the purposes of subsection (2) anything which must be done by or in relation to a local planning authority in connection with a local plan must be done by or in relation to each of the relevant authorities in connection with the joint local plan. 15
- (4) Subsections (2) and (3) are subject to such modifications of this Part, as it applies to joint local plans, as may be prescribed.
- (5) If the relevant authorities include one or more authorities in relation to whose area a spatial development strategy is operative, the requirements of this Part in relation to the spatial development strategy, which apply to or in respect of local plans, apply— 20
 (a) to or in respect of the joint local plan, and
 (b) in relation to such of the area to which the joint local plan relates as the spatial development strategy is operative in relation to. 25
- (6) In this section “the relevant authorities” are the local planning authorities who are to prepare a joint local plan in accordance with the joint local plan agreement or joint local plan direction.

15IB Joint local plan agreement or direction: withdrawal or modification

- (1) This section applies if— 30
 (a) a relevant authority withdraw from a joint local plan agreement,
 (b) the Secretary of State withdraws a joint local plan direction, or
 (c) the Secretary of State modifies a joint local plan direction so that it ceases to apply to one or more of the relevant authorities to which it was given. 35
- (2) Any step taken in relation to the joint local plan must be treated as a step taken by—

- (a) a relevant authority for the purposes of any corresponding local plan prepared by them;
 - (b) two or more other relevant authorities for the purposes of any corresponding joint local plan.
- (3) Any independent examination of the joint local plan must be suspended. 5
- (4) If, before the end of the period prescribed for the purposes of this subsection, a relevant authority request the Secretary of State to do so, the Secretary of State may direct that—
 - (a) the examination is resumed in relation to— 10
 - (i) any corresponding local plan prepared by a relevant authority, or
 - (ii) any corresponding joint local plan prepared by two or more of the relevant authorities;
 - (b) any step taken for the purposes of the suspended examination has effect for the purposes of the resumed examination. 15
- (5) The Secretary of State may by regulations make provision as to what is a corresponding local plan or a corresponding joint local plan for the purposes of this section. 20
- (6) For the purposes of this section references to the joint local plan are to the joint local plan to which the joint local plan agreement or (as the case may be) joint local plan direction related.
- (7) In this section “the relevant authorities” are the local planning authorities— 25
 - (a) who were party to the joint local plan agreement immediately before the authority mentioned in subsection (1)(a) withdrew from it, or
 - (b) to whom the joint local plan direction applied immediately before it was withdrawn or modified by the Secretary of State. 30

15IC Joint supplementary plans by agreement

- (1) Two or more local planning authorities may agree to prepare a joint supplementary plan under section 15CC, in which case in relation to that plan references in subsection (3) of that section to the area of the local planning authority are to be read as references to the combined areas of the relevant authorities. 35
- (2) Two or more minerals and waste planning authorities may agree to prepare a joint supplementary plan under section 15CC, in which case in relation to that plan references in subsection (5) of that 40

section to the relevant area are to be read as references to the combined relevant areas of the relevant authorities.

- (3) This Part applies for the purposes of any step which may be, or is required to be, taken in relation to the joint supplementary plan as it applies for the purposes of any step which may be, or is required to be, taken in relation to a supplementary plan. 5
- (4) For the purposes of subsection (3) anything which must be done by or in relation to a local planning authority or (as the case may be) a minerals and waste planning authority in connection with a supplementary plan must be done by or in relation to each of the relevant authorities in connection with the joint supplementary plan. 10
- (5) Subsections (3) and (4) are subject to such modifications of this Part, as it applies to joint supplementary plans, as may be prescribed.
- (6) If the relevant authorities include one or more authorities in relation to whose area a spatial development strategy is operative, the requirements of this Part in relation to the spatial development strategy, which apply to or in respect of supplementary plans, apply – 15
- (a) to or in respect of the joint supplementary plan, and
- (b) in relation to such of the area to which the joint supplementary plan relates as the spatial development strategy is operative in relation to. 20
- (7) Subsections (8) to (10) apply if a relevant authority withdraws from an agreement mentioned in subsection (1) or (2).
- (8) Any step taken in relation to the joint supplementary plan must be treated as a step taken by – 25
- (a) a relevant authority for the purposes of any corresponding supplementary plan prepared by them;
- (b) two or more other relevant authorities for the purposes of any corresponding joint supplementary plan. 30
- (9) Any independent examination of the joint supplementary plan must be suspended.
- (10) If, before the end of the period prescribed for the purposes of this subsection, any of the relevant authorities request the Secretary of State to do so, the Secretary of State may direct that – 35
- (a) the examination is resumed in relation to –
- (i) any corresponding supplementary plan prepared by any of the relevant authorities, or
- (ii) any corresponding joint supplementary plan prepared by two or more of the relevant authorities; 40

- (b) any step taken for the purposes of the suspended examination has effect for the purposes of the resumed examination.
- (11) The Secretary of State may by regulations make provision as to what is a corresponding supplementary plan or a corresponding joint supplementary plan for the purposes of this section. 5
- (12) A joint supplementary plan is a supplementary plan prepared jointly by two or more relevant authorities in accordance with this section.
- (13) In this section “the relevant authorities” means the authorities who enter into the agreement mentioned in subsection (1) or (as the case may be) (2). 10

Joint committees

15J Joint committees

- (1) This section applies if one or more local planning authorities agree with one or more county councils in relation to any area of such a council for which there is also a district council to establish a joint committee to be, for the purposes of this Part, the local planning authority – 15
 - (a) for the area specified in the agreement;
 - (b) in respect of such purposes as are so specified. 20
- (2) The Secretary of State may by regulations constitute a joint committee to be the local planning authority –
 - (a) for the area;
 - (b) in respect of those purposes.
- (3) Such regulations – 25
 - (a) must specify the authority or authorities and county council or councils (the “constituent authorities”) which are to constitute the joint committee;
 - (b) may make provision as to such other matters as the Secretary of State thinks are necessary or expedient to facilitate the exercise by the joint committee of its functions. 30
- (4) Regulations under subsection (3)(b) may include provision –
 - (a) corresponding to provisions relating to joint committees in Part 6 of the Local Government Act 1972;
 - (b) applying (with or without modifications) such enactments relating to local authorities as the Secretary of State thinks appropriate; 35
 - (c) modifying the application of this Part in relation to the joint committee.

-
- (5) For the purposes of subsection (4) a local authority is any of the following—
- (a) a county council;
 - (b) a district council;
 - (c) a London borough council. 5
- (6) If regulations under this section are annulled in pursuance of a resolution of either House of Parliament—
- (a) with effect from the date of the resolution the joint committee ceases to be the local planning authority as mentioned in subsection (2); 10
 - (b) anything which the joint committee (as the local planning authority) was required to do for the purposes of this Part must be done for their area by each local planning authority which were a constituent authority of the joint committee;
 - (c) each of those local planning authorities must revise their local plan timetable accordingly. 15
- (7) Nothing in this section or section 15JA confers on a local planning authority constituted by virtue of regulations under this section any function in relation to section 13 or 14 (survey of area).
- (8) This section and section 15JA are subject to the requirement in section 15C(2) that only one local plan may have effect in relation to the area of a local planning authority (including one constituted by virtue of regulations under this section) at any one time. 20
- (9) The policies contained in any local plan or supplementary plan adopted by the joint committee in the exercise of its functions under this Part must be taken for the purposes of the planning Acts to be the policies of each of the constituent authorities which are a local planning authority. 25
- (10) Subsection (11) applies to any function—
- (a) which is conferred on a local planning authority (within the meaning of the principal Act) under or by virtue of the planning Acts, and 30
 - (b) which relates to the authority’s local plan timetable, local plan or supplementary plan.
- (11) If the authority is a constituent authority of a joint committee references to the authority’s local plan timetable, local plan or supplementary plan must be construed, in relation to that function, as including references to the timetable or plan of the joint committee. 35

15JA Joint committees: additional functions

- (1) This section applies if the constituent authorities of a joint committee agree that the joint committee is to be, for the purposes of this Part, the local planning authority for any area or purpose which is not the subject of –
(a) regulations under section 15J, or
(b) an earlier agreement under this section. 5
- (2) Each of the constituent authorities and the joint committee must revise their local plan timetable in accordance with the agreement.
- (3) With effect from the date when the last such revision takes effect the joint committee is, for the purposes of this Part, the local planning authority for the area or purpose mentioned in subsection (1). 10

15JB Dissolution of joint committee

- (1) This section applies if a constituent authority requests the Secretary of State to revoke regulations constituting a joint committee as the local planning authority for any area or in respect of any purpose. 15
- (2) The Secretary of State may revoke the regulations.
- (3) If the Secretary of State does so, any step taken by the joint committee in relation to a local plan timetable, local plan or supplementary plan must be treated for the purposes of any corresponding timetable or plan as a step taken by a successor authority. 20
- (4) A successor authority is –
(a) a local planning authority which were a constituent authority of the joint committee; 25
(b) a joint committee constituted by regulations under section 15J for an area which does not include an area which was not part of the area of the joint committee mentioned in subsection (1). 30
- (5) If the revocation takes effect at a time when an independent examination is being carried out in relation to a local plan or supplementary plan in relation to which the joint committee is the local planning authority the examination must be suspended.
- (6) But if, before the end of the period prescribed for the purposes of this subsection, a successor authority falling within subsection (4)(a) requests the Secretary of State to do so, the Secretary of State may direct that –
(a) the examination is resumed in relation to the corresponding plan; 40

- (b) any step taken for the purposes of the suspended examination has effect for the purposes of the resumed examination.
- (7) The Secretary of State may by regulations make provision as to what is a corresponding timetable or plan. 5

Neighbourhood priorities statements

15K Neighbourhood priorities statements

- (1) Any qualifying body may make a statement, to be known as a “neighbourhood priorities statement”, which summarises what the body considers to be the principal needs and prevailing views, of the community in the neighbourhood area in relation to which the body is authorised, in respect of local matters. 10
- (2) “Local matters” are such matters as the Secretary of State may prescribe, relating to—
- (a) development, or the management or use of land, in or affecting the neighbourhood area, 15
 - (b) housing in the neighbourhood area,
 - (c) the natural environment in the neighbourhood area,
 - (d) the economy in the neighbourhood area,
 - (e) public spaces in the neighbourhood area, 20
 - (f) the infrastructure, facilities or services available in the neighbourhood area, or
 - (g) other features of the neighbourhood area.
- (3) A qualifying body may modify or revoke a neighbourhood priorities statement that has effect, for the time being, for the neighbourhood area in relation to which the body is authorised. 25
- (4) A neighbourhood priorities statement has effect from the time it is published by a relevant local planning authority and ceases to have effect upon such an authority publishing a notice stating that it has been revoked by a qualifying body. 30
- (5) A modification of a neighbourhood priorities statement has effect from the time the modification, or modified statement, is published by a relevant local planning authority.
- (6) Regulations made by the Secretary of State may impose requirements which must be met for a neighbourhood priorities statement, or any modification or revocation of such a statement, to be made or published. 35
- (7) Regulations under subsection (6) or section 15LE(2)(k) may provide that a requirement may be met, or (as the case may be) procedure

may be complied with, by virtue of things done by a parish council, or other organisation or body, before it becomes a qualifying body.

- (8) Regulations under subsection (6) and section 15LE must (between them)–
- (a) require a qualifying body to publish any proposed neighbourhood priorities statement, so that people who live, work or carry on business in the neighbourhood area to which the statement relates can comment on the proposed statement before the body makes the statement, 5
 - (b) require a qualifying body to publish any proposed material modification of a neighbourhood priorities statement, so that people who live, work or carry on business in the neighbourhood area to which the statement relates can comment on the proposed modification before the body makes the modification, 10 15
 - (c) require a relevant local planning authority to publish a neighbourhood priorities statement, if the statement is made in accordance with this section and any regulations made under this Part, 20
 - (d) require a relevant local planning authority to publish a notice of the revocation of a neighbourhood priorities statement, if the statement has been revoked in accordance with this section and any regulations made under this Part, and 25
 - (e) require a relevant local planning authority, if a modification of a neighbourhood priorities statement is made in accordance with this section and any regulations made under this Part, to publish the modification or a modified statement. 30
- (9) Subsection (10) applies if, as a result of a modification of a neighbourhood area under section 61G(6) of the principal Act, a neighbourhood priorities statement relates to more than one neighbourhood area. 35
- (10) Any modification, or revocation, of the neighbourhood priorities statement as it has effect for one of those areas does not affect the statement as it has effect in relation to the other area or areas.
- (11) Regulations under section 61G(11) of the principal Act (designation of areas as neighbourhood areas) may include provision about the consequences of the modification of designations– 35
- (a) on proposals for neighbourhood priorities statements, or on neighbourhood priorities statements, that have already been made, or 40
 - (b) on proposals for the modification of neighbourhood priorities statements, or on modifications of neighbourhood priorities statements, that have already been made.

- (12) A authority mentioned in subsection (13) is a “relevant local planning authority”, in relation to a neighbourhood priorities statement, if some or all of the neighbourhood area to which the statement relates falls within the area of the authority.
- (13) The authorities are— 5
- (a) a district council,
 - (b) a London borough council,
 - (c) a metropolitan district council,
 - (d) a county council in relation to an area in England for which there is no district council, or 10
 - (e) the Broads Authority.
- (14) In this section—
- “material modification”, in relation to a neighbourhood priorities statement, means a modification which a relevant local planning authority considers— 15
 - (a) materially affects a summary, in the statement, of any needs or views, of the community in the neighbourhood area, in relation to a local matter, and
 - (b) does not only correct an obvious error or omission;
 - “neighbourhood area” has the meaning given by sections 61G and 61I(1) of the principal Act; 20
 - “qualifying body” means a parish council or an organisation or body designated as a neighbourhood forum, which is authorised to act in relation to a neighbourhood area as a result of section 61F of the principal Act (whether or not as applied by section 38C of this Act). 25

General

15L Exclusion of certain representations

- (1) This section applies to any representation or objection in respect of anything which is done or is proposed to be done in pursuance of— 30
- (a) an order or scheme under section 10, 14, 16, 18, 106(1) or (3) or 108(1) of the Highways Act 1980;
 - (b) an order under section 1 of the New Towns Act 1981.
- (2) If the Secretary of State or a local planning authority thinks that a representation made in relation to a local plan or supplementary plan is in substance a representation or objection to which this section applies the Secretary of State or (as the case may be) the authority may disregard it. 35

15LA Development corporations: power to disapply provisions

The Secretary of State may direct that the provisions of—

- (a) this Part, or
- (b) any particular regulations made under section 14A,

do not apply to the area of an urban development corporation or a development corporation established under the New Towns Act 1981.

5

15LB Guidance

- (1) In the exercise of any function conferred by or under this Part a relevant plan-making authority must have regard to any guidance issued by the Secretary of State.
- (2) The Secretary of State must issue guidance for local planning authorities on how their local plan and any supplementary plans (taken as a whole) should address housing needs that result from old age or disability.

10

15

15LC Monitoring information

- (1) The Secretary of State may prescribe information within subsection (3) which each local planning authority must make available to the public.
- (2) The Secretary of State may prescribe information within subsection (3) which each local planning authority must provide to the Secretary of State.
- (3) Information is within this subsection if it relates to—
 - (a) the implementation of the local planning authority’s local plan timetable;
 - (b) the implementation of policies in their local plan and any supplementary plans they have prepared;
 - (c) the implementation of any policies which relate to the authority’s area, in any spatial development strategy that is operative in relation to their area;
 - (d) the extent to which specified environmental outcomes (within the meaning of Part 6 of the Levelling-up and Regeneration Act 2023) are being delivered in relation to the authority’s area.
- (4) The information must be in such form, and made available or provided in such manner, as may be prescribed.

20

25

30

35

15LD Policies map

- (1) Each local planning authority must ensure that a map, to be known as a “policies map”, is prepared, and kept up to date, which illustrates the geographical application of the development plan for the authority’s area. 5
- (2) The map prepared and kept up to date under subsection (1) –
- (a) must be in such form, and have such content, as may be prescribed,
 - (b) must be revised at such times, or in such circumstances, as may be prescribed, and 10
 - (c) must be made available to the public.

15LE Regulations

- (1) The Secretary of State may by regulations make provision in connection with the exercise by any person of a function conferred by or under this Part. 15
- (2) The regulations may, in particular, include provision as to –
- (a) the form and content of a joint spatial development strategy;
 - (b) the documents (if any) which must accompany a joint spatial development strategy;
 - (c) the procedure to be followed in connection with the preparation, adoption, publication, review, alteration or withdrawal of a joint spatial development strategy or in connection with any review under section 15AE(2); 20
 - (d) the procedure to be followed in the preparation, adoption, review, revision or withdrawal of local plans or supplementary plans; 25
 - (e) requirements about the giving of notice and publicity;
 - (f) requirements about inspection by the public of a local plan, supplementary plan or any other document;
 - (g) consultation with, or participation by, the public or any prescribed body or other person in connection with anything done under this Part, including provision imposing requirements for consultation or participation or as to the nature and extent of the consultation or participation that may or must take place; 30 35
 - (h) the making of representations about any matter to be included in a local plan or supplementary plan;
 - (i) consideration of any such representations;
 - (j) the remuneration and allowances payable to a person appointed to provide observations or advice under section 15CA(3), carry out an public or independent examination 40

- under this Part or act as a local plan commissioner under section 15HA(3);
- (k) the procedure to be followed in the preparation, making, modification, revocation, replacement or publication of a neighbourhood priorities statement; 5
 - (l) the form, and content, of a neighbourhood priorities statement;
 - (m) the determination of the time by or at which anything must be done for the purposes of this Part;
 - (n) the manner of publication of any draft, report or other document published under this Part; 10
 - (o) monitoring the exercise by local planning authorities of their functions under this Part;
 - (p) the making of reasonable charges for the provision of copies of documents required by or under this Part. 15
- (3) Regulations under subsection (2)(l) may provide for the form or content of a neighbourhood priorities statement to be determined by the Secretary of State.
- (4) Regulations under this Part may make different provision for different areas. 20

15LF Meaning of “local planning authority” etc

- (1) This section applies for the purposes of this Part.
- (2) Each of the following is a local planning authority for their area –
 - (a) a district council;
 - (b) a London borough council; 25
 - (c) a metropolitan district council;
 - (d) a county council in relation to any area in England for which there is no district council.
- (3) A National Park authority is the local planning authority for the whole of its area, in place of any authority who would otherwise be a local planning authority for any part of that area under subsection (2). 30
- (4) The Broads Authority is the local planning authority for the Broads, in place of any authority who would otherwise be a local planning authority for any part of the Broads under subsection (2). 35
- (5) Where a relevant order provides that a development corporation is to be the local planning authority for an area for some or all purposes of this Part, the development corporation is the local planning authority for that area and those purposes in place of any

authority who would otherwise be the local planning authority for that area and those purposes.

- (6) In subsection (5)–
- “development corporation” means an urban development corporation, a development corporation established under the New Towns Act 1981 or a Mayoral development corporation; 5
- “relevant order”–
- (a) in relation to an urban development corporation, means an order under section 149(1A) of the Local Government, Planning and Land Act 1980; 10
- (b) in relation to a development corporation established under the New Towns Act 1981, means an order under section 7A(2)(b) of that Act;
- (c) in relation to a Mayoral development corporation, means an order under section 198(2) of the Localism Act 2011. 15
- (7) Subsection (5) is subject to subsections (8) and (9).
- (8) Subsection (9) applies where a designation order under section 13 of the Housing and Regeneration Act 2008 (power to make designation orders) provides that the Homes and Communities Agency is to be the local planning authority – 20
- (a) for an area specified in the order, and
- (b) for all purposes of this Part or any such purposes so specified. 25
- (9) The Homes and Communities Agency is the local planning authority for the area and the purposes concerned in place of any authority who would otherwise be the local planning authority for that area and those purposes.
- (10) See also section 15J under which joint committees can be constituted to be local planning authorities for the purposes of this Part. 30
- (11) References (other than in this section) to a local planning authority’s area are to the area for which they are the local planning authority in accordance with this Part.

15LG Meaning of “minerals and waste planning authority” etc 35

- (1) This section has effect for the purposes of this Part.
- (2) Subject to subsection (3)–
- (a) a county council in England is the minerals and waste planning authority for their area,

- (b) a London borough council is the minerals and waste planning authority for their area,
 - (c) a metropolitan district council is the minerals and waste planning authority for their area, and
 - (d) a district council is the minerals and waste planning authority for any part of their area for which there is no county council. 5
- (3) A National Park authority is the minerals and waste planning authority for the whole of its area, in place of any authority who would otherwise be a minerals and waste planning authority for any part of that area under subsection (2). 10
- (4) Where a relevant order provides that a development corporation is to be the minerals and waste planning authority for an area for some or all purposes of this Part, the development corporation is the minerals and waste planning authority for that area and those purposes in place of any authority who would otherwise be the minerals and waste planning authority for that area and those purposes. 15
- (5) In subsection (4) –
 - “development corporation” means an urban development corporation, a development corporation established under the New Towns Act 1981 or a Mayoral development corporation; 20
 - “relevant order” –
 - (a) in relation to an urban development corporation, means an order under section 149(2A) of the Local Government, Planning and Land Act 1980; 25
 - (b) in relation to a development corporation established under the New Towns Act 1981, means an order under section 7A(5) of that Act; 30
 - (c) in relation to a Mayoral development corporation, means an order under section 198(2) of the Localism Act 2011.
- (6) “Relevant area”, in relation to a minerals and waste planning authority, means the area for which the authority are the minerals and waste planning authority in accordance with this section. 35

15LH Interpretation

- (1) This section has effect for the purposes of this Part.
- (2) Each of the following is a relevant plan-making authority –
 - (a) the Mayor of London; 40
 - (b) a local planning authority;

- (c) a minerals and waste planning authority.
- (3) In this Part (unless a contrary intention appears)–
- “constituent authority”, in relation to a joint committee, must be construed in accordance with section 15J(3);
 - “joint local plan” must be construed in accordance with section 15I(1); 5
 - “joint local plan agreement” must be construed in accordance with section 15I(2);
 - “joint local plan direction” must be construed in accordance with section 15I(3); 10
 - “joint spatial development strategy” means a strategy adopted by local planning authorities under section 15AD or, as the context requires, a strategy in preparation further to an agreement under section 15A(1);
 - “joint supplementary plan” must be construed in accordance with section 15IC; 15
 - “local plan” must be construed in accordance with section 15C;
 - “local plan timetable” must be construed in accordance with section 15B;
 - “local planning authority” must be construed in accordance with section 15LF; 20
 - “minerals and waste development” means development which is a county matter within the meaning of paragraph 1 of Schedule 1 to the principal Act (ignoring sub-paragraph (1)(i) of that paragraph); 25
 - “minerals and waste plan” must be construed in accordance with section 15CB;
 - “minerals and waste plan timetable” must be construed in accordance with section 15BB;
 - “minerals and waste planning authority” must be construed in accordance with section 15LG; 30
 - “neighbourhood priorities statement” must be construed in accordance with section 15K;
 - “relevant area” must be construed in accordance with section 15LG; 35
 - “relevant plan-making authority” must be construed in accordance with subsection (2);
 - “spatial development strategy” means (except in the context of more specific expressions)–
 - (a) the spatial development strategy for London, 40
 - (b) a spatial development strategy adopted by a combined authority established under section 103 of the Local Democracy, Economic Development and Construction Act 2009, or

- (c) a joint spatial development strategy;
“spatial development strategy for London” means the strategy adopted by the Mayor of London under Part 8 of the Greater London Authority Act 1999;
- “supplementary plan” must be construed in accordance with section 15CC.” 5

SCHEDULE 8

Section 94

MINOR AND CONSEQUENTIAL AMENDMENTS IN CONNECTION WITH CHAPTER 2 OF PART 3

Town and Country Planning Act 1990 10

- 1 TCPA 1990 is amended as follows.
- 2 (1) Section 303A (responsibility of local planning authorities for costs of holding certain inquiries etc) is amended as follows.
 - (2) In subsection (1A) –
 - (a) before paragraph (a) insert – 15
 - “(za) a public examination under section 15AC of the Planning and Compulsory Purchase Act 2004;”;
 - (b) in paragraph (a), for “20, 21(5)(b), 27(3)(a)” substitute “15D, 15DB, 15H(3)(b), 15HA(6)(a)”.
 - (3) In subsection (9A) – 20
 - (a) in paragraph (a) –
 - (i) after “submit a” insert “strategy, plan or”;
 - (ii) after “for” insert “public or”;
 - (b) in paragraph (b), for “27(2)(a)” substitute “15HA(3)(b) or 15HA(6)(a)”.
 - (4) After subsection (9A) insert – 25
 - “(9B) In a case where a qualifying procedure is carried out in relation to a plan that is prepared jointly by two or more local planning authorities under Part 2 of the Planning and Compulsory Purchase Act 2004, the Secretary of State may for the purposes of this section apportion the amount that may be recovered in accordance with subsections (4) to (6) between those authorities, on such basis as the Secretary of State considers just and reasonable.” 30
 - (5) In subsection (10), before paragraph (a) insert –
 - “(za) any reference to an independent examination under section 15D of the Planning and Compulsory Purchase Act 2004 includes a pause of such an examination under section 15DA of that Act;”. 35

(6) After subsection (11) insert—

“(12) In this section references to a local planning authority are, in relation to a local planning authority in England, to a local planning authority for the purposes of Part 2 of the Planning and Compulsory Purchase Act 2004 and include a minerals and waste planning authority for the purposes of that Part.”

5

3 In section 336 (interpretation), after the definition of “mortgage” insert—

““national development management policy” must be construed in accordance with section 38ZA of the Planning and Compulsory Purchase Act 2004;”.

10

Greater London Authority Act 1999

4 In section 338 of GLAA 1999 (examination in public), at the end of subsection (1) insert “in relation to the proposed strategy”.

Planning and Compulsory Purchase Act 2004

5 PCPA 2004 is amended as follows.

15

6 For section 14 (survey of area: county councils) substitute—

“14 Survey of area: minerals and waste planning authorities and county councils

(1) A minerals and waste planning authority must keep under review the matters which may be expected to affect minerals and waste development in the relevant area or the planning of such development.

20

(2) Subsections (2) to (5) of section 13 apply for the purposes of subsection (1) as they apply for the purposes of that section and—

(a) references to the local planning authority must be construed as references to the minerals and waste planning authority,

25

(b) references to the area of the local planning authority must be construed as references to the relevant area, and

(c) references to the local planning authority for a neighbouring area must be construed as references to—

30

(i) in the case of a neighbouring area in England, the minerals and waste planning authority for that area, or

(ii) in the case of a neighbouring area in Wales, the local planning authority for that area for the purposes of Part 6.

35

(3) The Secretary of State may by regulations require or (in a particular case) may direct a county council to keep under review in relation

- to their area such of the matters mentioned in section 13(1) to (4) as the Secretary of State prescribes or directs (as the case may be).
- (4) For the purposes of subsection (3) –
- (a) it is immaterial whether the matter relates to minerals and waste development; 5
- (b) if a matter which is prescribed or in respect of which the Secretary of State gives a direction falls within section 13(4) the county council must consult the local planning authority for the area in question.
- (5) The county council must make available the results of their review under subsection (3) to such persons as the Secretary of State prescribes or directs (as the case may be).” 10
- 7 In section 38 (development plan), in subsection (7), after “enactments” insert “mentioned in subsection (1)”.
- 8 In section 38A (meaning of “neighbourhood development plan”), in subsection (12) – 15
- (a) after “this section” insert “and section 38B”;
- (b) in the definition of “local planning authority”, for the words from “section 37” to the end of the definition substitute “section 15LF”.
- 9 In section 39 (sustainable development), in subsection (1) – 20
- (a) in paragraph (b), for “local development documents” substituted “a joint spatial development strategy, local plan, minerals and waste plan or supplementary plan”;
- (b) after that paragraph insert –
- “(ba) under section 38A to 38C in relation to a neighbourhood development plan.” 25
- 10 In section 61 (Wales: survey), for subsection (6) substitute –
- “(6) If a neighbouring area is in England, the reference in subsection (5) to the local planning authority for that area is to be construed as a reference to the local planning authority and the minerals and waste planning authority, in each case for the purposes of Part 2, for that area.” 30
- 11 (1) Section 113 (validity of strategies, plans and documents) is amended as follows.
- (2) In subsection (1) – 35
- (a) after paragraph (ba) insert –
- “(bb) a local plan;
- (bc) a minerals and waste plan;
- (bd) a supplementary plan;”;
- (b) omit paragraph (c); 40

- (c) in paragraph (e), for “(c)” substitute “(bb), (bc), (bd)”;
- (d) in paragraph (f), for “the Mayor of London’s” substitute “a”;
- (e) in paragraph (g), for “the” substitute “a”.
- (3) In subsection (9) –
- (a) in paragraph (c), for “development plan document” substitute “local plan, minerals and waste plan or supplementary plan”;
- (b) in paragraph (e), after “strategy” insert “for London”;
- (c) after that paragraph insert –
- “(f) in the case of a spatial development strategy adopted by a combined authority established under section 103 of the Local Democracy, Economic Development and Construction Act 2009, or any alteration or replacement of it, whichever provisions of (or applied by) an order under that Act give the combined authority powers in relation to such a strategy;
- (g) sections 15A to 15AF above, in the case of a joint spatial development strategy or any alteration of it.”
- (4) In subsection (11) –
- (a) in paragraph (c) –
- (i) for “development plan document” substitute “local plan, minerals and waste plan or supplementary plan”;
- (ii) for the words from “by the local” to the end substitute “or approved (as the case may be) under Part 2”;
- (b) in paragraph (e) –
- (i) for “the”, in the second place it occurs, substitute “a”;
- (ii) for “the Mayor of London publishes it” substitute “it becomes operative”.
- (5) After subsection (12) insert –
- “(13) In this section, “spatial development strategy”, “spatial development strategy for London” and “joint spatial development strategy” must be construed in accordance with section 15LH.”
- 12 In section 116 (Isles of Scilly), in subsection (2)(b), after “local planning authority” insert “or minerals and waste planning authority”.
- 13 In section 122 (regulations and orders) –
- (a) in subsection (5), before paragraph (a) insert –
- “(za) regulations under section 15A(2)(c);
- (zb) regulations made under section 39A(3);”;
- (b) in subsection (6), after “(5)” insert “(za), (zb),”.
- 14 (1) Schedule A1 (default powers exercisable by Mayor of London, combined authority or county council) is amended as follows.

(2) For paragraph 1 substitute—

- “1 (1) This paragraph applies if the Secretary of State thinks that a London borough council, in their capacity as a local planning authority, are failing to do anything it is necessary or expedient for them to do in connection with the preparation, adoption or revision of a local plan. 5
- (2) If the local plan has not come into effect, the Secretary of State may invite the Mayor of London to take over preparation of the local plan from the London borough council, in which case the Mayor may do so. 10
- (3) If the local plan has come into effect, the Secretary of State may invite the Mayor of London to revise the local plan, in which case the Mayor may do so.”

(3) In paragraph 2—

- (a) in sub-paragraph (1), for “development plan document” substitute “local plan”; 15
- (b) after that sub-paragraph insert—

“(1A) If the Mayor of London is to prepare the local plan, the Mayor must publish a document setting out—

- (a) the Mayor’s timetable for preparing the plan, and 20
- (b) if the Mayor intend to depart from anything specified in a local plan timetable in relation to the plan, details of how the Mayor intends to depart from it.”;

- (c) for sub-paragraph (4) substitute— 25

“(4) The Mayor of London may then—

- (a) where the Mayor has prepared a local plan, approve the local plan, approve the local plan subject to specified modifications or direct the council to consider adopting the local plan by resolution of the council, or 30
- (b) where the Mayor is to revise a local plan, make the revision or make the revision subject to specified modifications.”

(4) In paragraph 3— 35

- (a) for sub-paragraph (1) substitute—

“(1) Subsections (4) to (12) of section 15D, and section 15DA, apply to an examination held under paragraph 2(2)—

- (a) reading references to the local planning authority as references to the Mayor of London, and 40

- (b) in the case of an independent examination of a proposed revision, reading references to a local plan as references to the revision.”;
- (b) in sub-paragraph (3)(a), omit “or omitted”;
- (c) for sub-paragraph (4) substitute – 5
- (i) for “joint local development document or a joint development plan document” substitute “joint local plan”;
- (ii) for “the document” substitute “the plan”.
- (5) In paragraph 4, for “section 29” substitute “section 15J”.
- (6) For paragraph 5 substitute – 10
- “5 (1) This paragraph applies if the Secretary of State thinks that a constituent planning authority are failing to do anything it is necessary or expedient for them to do in connection with the preparation, adoption or revision of a local plan.
- (2) If the local plan has not come into effect, the Secretary of State 15
may invite the combined authority to take over preparation of the local plan from the constituent planning authority, in which case the combined authority may do so.
- (3) If the local plan has come into effect, the Secretary of State may 20
invite the combined authority to revise the local plan, in which case the combined authority may do so.”
- (7) In paragraph 6 –
- (a) in sub-paragraph (1), for “development plan document” substitute “local plan”;
- (b) after that sub-paragraph insert – 25
- “(1A) If the combined authority are to prepare the local plan, the combined authority must publish a document setting out –
- (a) their timetable for preparing the plan, and
- (b) if they intend to depart from anything specified in 30
a local plan timetable in relation to the plan, details of how they intend to depart from it.”;
- (c) for sub-paragraph (4) substitute –
- “(4) The combined authority may then –
- (a) where the combined authority have prepared a 35
local plan, approve the local plan, approve the local plan subject to specified modifications or direct the constituent planning authority to consider adopting the local plan by resolution of the authority, or 40

- (b) where the combined authority are to revise a local plan, make the revision or make the revision subject to specified modifications.”
- (8) In paragraph 7—
- (a) for sub-paragraph (1) substitute— 5
- “(1) Subsections (4) to (12) of section 15D, and section 15DA, apply to an examination held under paragraph 6(2)—
- (a) reading references to the local planning authority as references to the combined authority, and
- (b) in the case of an independent examination of a proposed revision, reading references to a local plan as references to the revision.”; 10
- (b) in sub-paragraph (3)(a), omit “or omitted”;
- (c) in sub-paragraph (4)—
- (i) for “joint local development document or a joint development plan document” substitute “joint local plan”;
- (ii) for “the document” substitute “the plan”. 15
- (9) For paragraph 7B substitute—
- “7B (1) This paragraph applies if the Secretary of State thinks that a lower tier planning authority are failing to do anything it is necessary or expedient for them to do in connection with the preparation, adoption or revision of a local plan. 20
- (2) If the local plan has not come into effect, the Secretary of State may invite the upper-tier county council to take over preparation of the local plan from the lower-tier planning authority, in which case the upper-tier county council may do so. 25
- (3) If the local plan has come into effect, the Secretary of State may invite the upper-tier county council to revise the local plan, in which case the upper-tier county council may do so.”
- (10) In paragraph 7C— 30
- (a) in sub-paragraph (1), for “development plan document” substitute “local plan”;
- (b) after that sub-paragraph insert—
- “(1A) If the upper-tier county council are to prepare the local plan, the upper-tier county council must publish a document setting out— 35
- (a) their timetable for preparing the plan, and
- (b) if they intend to depart from anything specified in a local plan timetable in relation to the plan, details of how they intend to depart from it.”; 40

- (c) for sub-paragraph (4) substitute –
- “(4) The upper-tier county council may then –
- (a) where the upper-tier county council have prepared a local plan, approve the local plan, approve the local plan subject to specified modifications or direct the lower-tier planning authority to consider adopting the local plan by resolution of the authority, or 5
- (b) where the upper-tier county council are to revise a local plan, make the revision or make the revision subject to specified modifications.” 10
- (11) In paragraph 7D –
- (a) for sub-paragraph (1) substitute –
- “(1) Subsections (4) to (12) of section 15D, and section 15DA, apply to an examination held under paragraph 7C(2) – 15
- (a) reading references to the local planning authority as references to the upper-tier county council, and
- (b) in the case of an independent examination of a proposed revision, reading references to a local plan as references to the revision.”; 20
- (b) in sub-paragraph (3)(a), omit “or omitted”;
- (c) in sub-paragraph (4) –
- (i) for “joint local development document or a joint development plan document” substitute “joint local plan”;
- (ii) for “the document” substitute “the plan”. 25
- (12) In paragraph 8 –
- (a) in sub-paragraph (1) –
- (i) for “development plan document” substitute “local plan”;
- (ii) for “revised” substitute “a revision of a local plan”;
- (b) in sub-paragraph (2) – 30
- (i) for “development plan document” substitute “local plan”;
- (ii) in paragraph (a), for “document” (in both places) substitute plan;
- (iii) in that paragraph, for “section 23” substitute “section 15EA”;
- (c) in sub-paragraph (3)(b), for “document” substitute “plan”; 35
- (d) in sub-paragraph (5) –
- (i) for “development plan document” substitute “local plan”;
- (ii) for “section 23” substitute “section 15EA”;
- (iii) for “the document” substitute “the plan”;
- (e) in sub-paragraph (6), for “document” (in each place) substitute “plan”; 40
- (f) in sub-paragraph (7) –

- (i) in paragraph (a), for “development plan document” substitute “local plan”;
 - (ii) in paragraph (b), for “section 23” substitute “section 15EA”;
 - (iii) in the words after paragraph (b), for “document” substitute “plan”;
- (g) after sub-paragraph (7) insert—
 - “(7A) Sub-paragraphs (2) to (7) and paragraph 9 apply in relation to a revision to a local plan to which this paragraph applies as they apply in relation to a local plan to which this paragraph applies—
 - (a) reading references to the plan being adopted or approved as references to the revision being made, and
 - (b) reading references to paragraph 2(4)(a), 6(4)(a) or 7C(4)(a) as references to paragraph 2(4)(b), 6(4)(b) or 7C(4)(b).”
- (13) In paragraph 9, for “document” (in each place) substitute “plan”.
- (14) For paragraph 10 substitute—
 - “10 Subsections (4) to (12) of section 15D, and section 15DA, apply to an examination of a local plan held under paragraph 9(3)—
 - (a) reading references to the local planning authority as references to Secretary of State, and
 - (b) in the case of an independent examination of a proposed revision, reading references to a local plan as references to the revision.”
- (15) In paragraph 11, for “local development scheme” substitute “local plan timetable”.
- (16) In paragraph 13—
 - (a) in sub-paragraph (1)—
 - (i) for “development plan document” substitute “local plan”;
 - (ii) after “step” insert “, or not to take a step specified in the direction,”;
 - (iii) for “adoption or approval of the document” substitute “plan”;
 - (b) in sub-paragraph (2), for “document” substitute “plan”;
 - (c) in sub-paragraph (3), for “document” (in both places) substitute “plan”.

SCHEDULE 9

Section 101

CROWN DEVELOPMENT: CONSEQUENTIAL AMENDMENTS

Town and Country Planning Act 1990 (c. 8)

- | | | |
|---|---|----|
| 1 | TCPA 1990 is amended as follows. | |
| 2 | In section 61W (England: requirement to carry out pre-application consultation), in subsection (6)(a), for “293A” substitute “293B”. | 5 |
| 3 | In section 108 (compensation for refusal or conditional grant of planning permission etc formerly granted by development order etc) – | |
| | (a) in subsection (1) – | |
| | (i) in paragraph (b), for “Part III or section 293A” substitute “Parts 3 or 13”; | 10 |
| | (ii) in sub-paragraph (i), for “or section 293A” substitute “or by the Secretary of State or Welsh Ministers under Part 13”; | |
| | (b) in subsection (2B) – | |
| | (i) in paragraph (b), for “Part III or section 293A” substitute “Parts 3 or 13”; | 15 |
| | (ii) in the closing words, for “or section 293A” substitute “or by the Secretary of State or Welsh Ministers under Part 13”. | |
| 4 | In section 247 (highways affected by development: orders by the Secretary of State), in subsection (1)(a), for “Part III or section 293A” substitute “Parts 3 or 13”. | 20 |
| 5 | In section 257 (footpaths etc affected by development: orders by other authorities), in subsection (1)(a), for “Part III or section 293A” substitute “Parts 3 or 13”. | |
| 6 | In section 284 (validity of certain orders, decisions and directions), in subsection (3) – | 25 |
| | (a) in paragraph (i), after “in principle” insert “to the Welsh Ministers”; | |
| | (b) after paragraph (i) insert – | |
| | “(j) any decision on an application made to the Secretary of State under section 293B, 293D or 293E.” | 30 |
| 7 | In section 293A (urgent Crown development: application) – | |
| | (a) in the heading, at the end insert “to the Welsh Ministers”; | |
| | (b) in subsection (1), in the opening words, after “development” insert “of land in Wales”. | 35 |
| 8 | In section 303 (fees for planning application etc.), after subsection (4) insert – | |
| | (a) in subsection (4), for “appropriate authority” (in both places) substitute “Welsh Ministers”; | |

- (b) after subsection (4) insert—
- “(4A) The Secretary of State may by regulations make provision for the payment of a fee to the Secretary of State in respect of an application under section 293B, 293D or 293E.”
- 9 In section 319A (determination of procedure for certain proceedings: England), in subsection (7)— 5
- (a) omit the “and” at the end of paragraph (d);
- (b) after paragraph (e) insert “; and
- “(f) an application made to the Secretary of State under section 293D or 293E.” 10
- (c) after paragraph (e) insert—
- “(f) an application made to the Secretary of State under section 293D or 293E.”
- 10 In section 336 (interpretation), in subsection (1)— 15
- (a) in the definition of “planning decision”, for “Part III or section 293A” substitute “Parts 3 or 13”;
- (b) in the definition of “planning permission”, for “Part III or section 293A” substitute “Parts 3 or 13”.

Housing and Planning Act 2016 (c. 22)

- 11 In section 205 (interpretation of sections 203 and 204), in subsection (1), in the definition of “planning consent”, for “Part 3 of the Town and Country Planning Act 1990 or section 293A of that Act” substitute “Parts 3 or 13 of the Town and Country Planning Act 1990”. 20

SCHEDULE 10

Section 104

COMPLETION NOTICES: CONSEQUENTIAL AMENDMENTS 25

- 1 TCPA 1990 is amended as follows.
- 2 In section 56 (time when development begun), in subsection (3), after “92,” insert “93H,”.
- 3 Before section 94 insert—
- “*Termination of planning permission: Wales*”. 30
- 4 (1) Section 94 (termination of planning permission by reference to time limit: completion notices) is amended as follows.
- (2) In the heading, at the end insert “in Wales”.
- (3) In subsection (1)—

- (a) in paragraph (a), after “planning permission” insert “in relation to land in Wales”;
- (b) in paragraphs (b) and (c), after “scheme” insert “in Wales”;
- (c) omit paragraph (d) and the preceding “or”.
- 5 In section 95 (effect of completion notice) – 5
- (a) in the heading, at the end insert “in Wales”;
- (b) in subsection (1), after “notice” insert “served in respect of land in Wales”.
- 6 In section 96 (power of Secretary of State to serve completion notices) – 10
- (a) in the heading, at the end insert “in Wales”;
- (b) in subsection (1), after “land” insert “in Wales”.
- 7 In section 284 (validity of development plans and certain orders, decisions and directions), in subsection (3), after paragraph (b) insert –
- “(ba) any decision on an appeal under section 93I;”.
- 8 In section 285 (validity of notices), before subsection (1) insert – 15
- “(A1) The validity of a completion notice under section 93H shall not, except by way of an appeal under section 93I, be questioned in any proceedings whatsoever on any of the grounds on which such an appeal may be brought.”
- 9 In section 286 (challenges to validity on grounds of authority’s powers), at the end insert – 20
- “(3) The validity of any completion notice served or purporting to have been served by a local planning authority under section 93H shall not be called in question in any legal proceedings, or in any proceedings under this Act which are not legal proceedings, on the ground of non-compliance with any requirement of paragraph 10 of Schedule 1.” 25
- 10 In section 289 (appeals to High Court) – 30
- (a) in the heading, for the words from “enforcement” to the end substitute “certain notices”;
- (b) in subsection (1), after “appeal under” insert “section 93I against a completion notice or under”.
- 11 In section 319A (determination of procedure: England), in subsection (7), after paragraph (b) insert – 35
- “(bza) an appeal under section 93H against a completion notice;”.
- 12 In section 324 (rights of entry), in subsection (1)(c), after “sections” insert “93H,”.
- 13 In Schedule 1 (local planning authorities: distribution of functions), in paragraph 10, after “section” insert “93H or”.
- 14 In Schedule 6 (determination of appeals by appointed person) – 40

- (a) in paragraph 1(1), after “78,” insert “93I,”;
 - (b) in paragraph 2(1), after paragraph (a) insert—
 - “(zaa) in relation to an appeal under section 93I, as the Secretary of State has under that section;”.
- 15 In Schedule 16 (provisions referred to in sections 314 to 319), in Part 2, after the entry relating to sections 91 to 93 insert—
- “Sections 93H to 93J”.

SCHEDULE 11

Section 124

INFRASTRUCTURE LEVY

PART 1

10

INFRASTRUCTURE LEVY: ENGLAND

- 1 After Part 10 of the Planning Act 2008 insert—

“PART 10A

INFRASTRUCTURE LEVY: ENGLAND

204A The levy 15

- (1) The Secretary of State may with the consent of the Treasury make regulations providing for the imposition, in England, of a charge to be known as Infrastructure Levy (IL).
- (2) In making the regulations, the Secretary of State must aim to ensure that the overall purpose of IL is to ensure that costs incurred in—
 - (a) supporting the development of an area, and
 - (b) achieving any purpose specified under section 204N(5), 204O(3) or 204P(3),
 can be funded (wholly or partly) by owners or developers of land in a way that does not make development of the area economically unviable.
- (3) The Table describes the provisions of this Part.

Section	Topic	
Section 204B	The charge	
Section 204C	Joint committees	30
Sections 204D and 204E	Liability	

Section	Topic	
Section 204F	Charities	
Section 204G	Amount	
Sections 204H to 204M	Charging schedule	
Sections 204N to 204P	Application	5
Section 204Q	Infrastructure delivery strategy	
Section 204R	Collection	
Section 204S	Enforcement	
Section 204T	Compensation	
Section 204U	Procedure	10
Section 204V	Appeals	
Sections 204W to 204Y	Secretary of State: powers	
Section 204Z	IL regulations: general	
Section 204Z1	Relationship with other powers	

- (4) In this Part— 15
- “affordable housing” means—
- (a) social housing within the meaning of Part 2 of the Housing and Regeneration Act 2008, and
 - (b) any other description of housing that IL regulations may specify; 20
- “IL” has the meaning given in subsection (1);
- “IL regulations” means regulations under this section.

204B The charge

- (1) A charging authority in England must, in accordance with IL regulations, charge IL in respect of development in its area. 25
- (2) A local planning authority is the charging authority for its area.
- (3) But—
 - (a) the Council of the Isles of Scilly is the only charging authority for the Isles of Scilly, and
 - (b) the Homes and Communities Agency is the charging authority for an area only to the extent provided in a designation order made under section 13 of the Housing and Regeneration Act 2008. 30

- (4) IL regulations may provide for any of the following to be the charging authority for an area in England in place of the charging authority under subsection (2) or (3)(a) –
- (a) a county council in England,
 - (b) a district council, 5
 - (c) a metropolitan district council, and
 - (d) a London borough council (within the meaning of TCPA 1990).
- (5) In this section, “local planning authority” has the meaning given by section 15LH of PCPA 2004, except that a development corporation is a local planning authority for the purposes of this section only if it is the local planning authority for the whole of its area for all purposes of Part 2 of PCPA 2004. 10
- (6) IL regulations may make transitional provision in connection with, or in anticipation of, any person or body – 15
- (a) becoming a charging authority, or
 - (b) ceasing to be a charging authority.

204C Joint committees

- (1) This section applies if a joint committee that includes a charging authority is established under section 15J of PCPA 2004. 20
- (2) IL regulations may provide that the joint committee is to exercise specified functions, in respect of the area specified in the agreement under section 15J(1) of PCPA 2004, on behalf of the charging authority.
- (3) The regulations may make provision corresponding to provisions relating to joint committees in Part 6 of the Local Government Act 1972 in respect of the discharge of the specified functions. 25

204D Liability

- (1) Where liability to IL would arise in respect of proposed development (in accordance with provision made by a charging authority under and by virtue of section 204B and IL regulations) a person may assume liability to pay the levy. 30
- (2) An assumption of liability –
- (a) may be made before development commences, and
 - (b) must be made in accordance with any provision of IL regulations about the procedure for assuming liability. 35
- (3) A person who assumes liability for IL before the commencement of development becomes liable when development is commenced in reliance on planning permission.

-
- (4) IL regulations must make provision for an owner or developer of land or another specified person to be liable for IL where development is commenced in reliance on planning permission if –
- (a) nobody assumes liability in accordance with the regulations, or 5
 - (b) other specified circumstances arise (such as the insolvency or withdrawal of a person who has assumed liability).
- (5) IL regulations may make provision about –
- (a) joint liability (with or without several liability);
 - (b) liability of partnerships; 10
 - (c) assumption of partial liability (and subsection (4)(a) applies where liability has not been wholly assumed);
 - (d) apportionment of liability (which may include provision for referral to a specified person or body for determination);
 - (e) withdrawal of assumption of liability; 15
 - (f) cancellation of assumption of liability by a charging authority (in which case subsection (4)(a) applies);
 - (g) transfer of liability (whether before or after development commences and whether or not liability has been assumed);
 - (h) exemption from, or reduction in, liability. 20
- (6) The amount of any liability for IL is to be calculated by reference to the charging schedule which has effect at the time when planning permission first permits the development as a result of which the levy becomes payable.
- (7) IL regulations may make provision for liability for IL to arise where development which requires planning permission is commenced without it (and subsection (6) is subject to this subsection). 25
- (8) IL regulations may provide for liability to IL to arise in respect of a development where –
- (a) the development was exempt from IL, or subject to a reduced rate of IL, and 30
 - (b) the description or purpose of the development changes.

204E Liability: interpretation of key terms

- (1) In section 204D “development” means –
- (a) anything done by way of or for the purpose of the creation of a new building, 35
 - (b) anything done to or in respect of an existing building, or
 - (c) any change in the use of an existing building or part of a building.
- (2) IL regulations may provide for – 40

- (a) works, or changes in use, of a specified kind not to be treated as development;
 - (b) the creation of, or anything done to or in respect of, a structure of a specified kind to be treated as development.
- (3) IL regulations must include provision for determining when development is treated as commencing. 5
- (4) Regulations under subsection (3) may, in particular, provide for development to be treated as commencing when some specified activity or event is undertaken or occurs, where the activity or event – 10
 - (a) is not development within the meaning of subsection (1), but
 - (b) has a specified kind of connection with a development within the meaning of that subsection.
- (5) IL regulations must define planning permission (which may include planning permission within the meaning of TCPA 1990 and any other kind of permission or consent (however called, and whether general or specific)). 15
- (6) IL regulations must include provision for determining the time at which planning permission is treated as first permitting development; and the regulations may, in particular, make provision – 20
 - (a) about outline planning permission;
 - (b) for permission to be treated as having been given at a particular time in the case of general consents. 25
- (7) For the purposes of section 204D –
 - (a) “owner” of land means a person who owns an interest in the land, and
 - (b) “developer” means a person who is wholly or partly responsible for carrying out a development. 30
- (8) IL regulations may make provision for a person to be or not to be treated as an owner or developer of land in specified circumstances.

204F Charities

- (1) IL regulations must provide for an exemption from liability to pay IL in respect of a development where – 35
 - (a) the person who would otherwise be liable to pay IL in respect of the development is a relevant charity in England and Wales, and
 - (b) the building or structure in respect of which IL liability would otherwise arise is to be used wholly or mainly for a 40

charitable purpose of the charity within the meaning of section 2 of the Charities Act 2011.

- (2) IL regulations may –
- (a) provide for an exemption from liability to pay IL where the person who would otherwise be liable to pay IL in respect of the development is an institution established for a charitable purpose; 5
 - (b) require charging authorities to make arrangements for an exemption from, or reduction in, liability to pay IL where the person who would otherwise be liable to pay IL in respect of the development is an institution established for a charitable purpose. 10
- (3) Regulations under subsection (1) or (2) may provide that an exemption or reduction does not apply if specified conditions are satisfied. 15
- (4) For the purposes of subsection (1), a relevant charity in England and Wales is an institution which –
- (a) is registered in the register of charities kept by the Charity Commission under section 29 of the Charities Act 2011, or
 - (b) is a charity within the meaning of section 1(1) of the Charities Act 2011 but is not required to be registered in the register kept under section 29 of that Act. 20
- (5) In subsection (2), a charitable purpose is a purpose falling within section 3(1) of the Charities Act 2011; but IL regulations may provide for an institution of a specified kind to be, or not to be, treated as an institution established for a charitable purpose. 25

204G Amount

- (1) A charging authority must, in accordance with IL regulations, issue a document (a “charging schedule”) setting rates, or other criteria, by reference to which the amount of IL chargeable in respect of development in its area is to be determined. 30
- (2) A charging authority, in setting rates or other criteria, must have regard, to the extent and in the manner specified by IL regulations, to the desirability of ensuring that –
- (a) the level of affordable housing which is funded by developers and provided in the authority’s area, and 35
 - (b) the level of the funding provided by the developers, is maintained at a level which, over a specified period, is equal to or exceeds the level of such housing and funding provided over an earlier specified period of the same length. 40

- (3) For the purposes of subsection (2), IL regulations may make provision about—
 - (a) how the level of affordable housing provided in the area is to be measured, and
 - (b) how the level of funding provided by developers is to be measured. 5

- (4) A charging authority, in setting rates or other criteria, must have regard, to the extent and in the manner specified by IL regulations, to—
 - (a) matters specified by IL regulations relating to the economic viability of development (which may include, in particular, actual or potential economic effects of the imposition of IL); 10
 - (b) matters specified by IL regulations relating to the actual or potential economic effects (including increases in the value of land) of— 15
 - (i) a development plan (construed in accordance with section 38 of PCPA 2004),
 - (ii) planning permission,
 - (iii) the provision of infrastructure, or
 - (iv) any other matter that may affect the value of land; 20
 - (c) the amount of IL, and anything else specified in IL regulations, provided in connection with development in the authority’s area over such period as may be specified in IL regulations;
 - (d) its infrastructure delivery strategy (see section 204Q). 25

- (5) IL regulations may make other provision about setting rates or other criteria.

- (6) The regulations may, in particular, permit or require charging authorities in setting rates or other criteria—
 - (a) to have regard, to the extent and in the manner specified by the regulations, to actual or expected administrative expenses in connection with IL; 30
 - (b) to have regard, to the extent and in the manner specified by the regulations, to actual and expected costs of anything other than infrastructure that is concerned with addressing demands that development places on an area (whether by reference to lists prepared by virtue of section 204N(7)(a) or otherwise); 35
 - (c) to have regard, to the extent and in the manner specified by the regulations, to other actual and expected sources of funding for anything other than infrastructure that is concerned with addressing demands that development places on an area; 40

-
- (d) to have regard, to the extent and in the manner specified by the regulations, to values used or documents produced for other statutory purposes;
 - (e) to integrate the process, to the extent and in the manner specified by the regulations, with processes undertaken for other statutory purposes; 5
 - (f) to provide for rates or other criteria to change over time or on the occurrence of specified events (and, for these purposes, the regulations may make provision about how and when they are to change); 10
 - (g) to produce charging schedules having effect in relation to specified periods (subject to revision).
- (7) The regulations may permit or require charging schedules to adopt specified methods of calculation.
- (8) In particular, the regulations may – 15
- (a) permit or require charging schedules to operate by reference to descriptions or purposes of development;
 - (b) permit or require charging schedules to operate by reference to any measurement of the amount or nature of development (whether by reference to measurements of floor space, to numbers or intended uses of buildings, to numbers or intended uses of units within buildings, to allocation of space within buildings or units, to values or expected values or in any other way); 20
 - (c) permit or require charging schedules to operate by reference to the nature or existing use of the place where development is undertaken; 25
 - (d) permit or require charging schedules to operate by reference to an index used for determining a rate of inflation;
 - (e) permit or require charging schedules to operate by reference to values used or documents produced for other statutory purposes; 30
 - (f) provide, or permit or require provision, for differential rates, which may include provision for supplementary charges, a nil rate, increased rates or reductions; 35
 - (g) permit or require any threshold below which IL is charged at a nil rate or a reduced rate to be determined in a specified way, including for it to be increased or decreased by reference to the costs of development in a charging authority’s area (and, for these purposes, the regulations may require the charging authority to publish information relating to the costs of development in its area). 40
- (9) The regulations may require a charging authority to provide estimates in connection with the IL chargeable in respect of

development (including estimates of the amount of IL that is chargeable and estimates in connection with any payments in a form other than money permitted or required under section 204R(4)).

- (10) A charging authority may revise or replace a charging schedule.
- (11) Subsections (2) to (8) and sections 204H to 204L apply in relation to a revision or replacement of a charging schedule as they apply in relation to a charging schedule. 5

204H Charging schedule: consultation and evidence

- (1) A charging authority may consult, or take other steps, in connection with the preparation of a charging schedule (subject to IL regulations). 10
- (2) A charging authority must use appropriate available evidence to inform the charging authority’s preparation of a charging schedule.
- (3) IL regulations may make provision about the application of subsection (2) including, in particular – 15
- (a) provision as to evidence that is to be taken to be appropriate,
 - (b) provision as to evidence that is to be taken to be not appropriate,
 - (c) provision as to evidence that is to be taken to be available,
 - (d) provision as to evidence that is to be taken to be not available, 20
 - (e) provision as to how evidence is, and as to how evidence is not, to be used,
 - (f) provision as to evidence that is, and as to evidence that is not, to be used, 25
 - (g) provision as to evidence that may, and as to evidence that need not, be used, and
 - (h) provision as to how the use of evidence is to inform the preparation of a charging schedule.

204I Charging schedule: examination 30

- (1) Before approving a charging schedule a charging authority must appoint a person (“the examiner”) to examine a draft.
- (2) The charging authority must appoint someone who, in the opinion of the authority – 35
- (a) is independent of the charging authority, and
 - (b) has appropriate qualifications and experience.
- (3) The charging authority may, with the agreement of the examiner, appoint persons to assist the examiner.

- (4) In this section and section 204J, “the drafting requirements” means the requirements of this Part and IL regulations (including the requirements to have regard to the matters listed in section 204G(2), (4) and (6)), so far as relevant to the drafting of the schedule.
- (5) The examiner must consider whether the drafting requirements have been complied with and – 5
- (a) make recommendations in accordance with section 204J, and
- (b) give reasons for the recommendations.
- (6) The charging authority must publish the recommendations and reasons. 10
- (7) IL regulations must require a charging authority to allow anyone who makes representations about a draft charging schedule to be heard by the examiner; and the regulations may make provision about timing and procedure.
- (8) IL regulations may make provision for examiners to reconsider their decisions with a view to correcting errors (before or after the approval of a charging schedule). 15
- (9) The charging authority may withdraw a draft charging schedule.

204J Charging schedule: examiner's recommendations

- (1) This section applies in relation to the examination, under section 204I, of a draft charging schedule. 20
- (2) If the examiner considers –
- (a) that there is any respect in which the drafting requirements have not been complied with, and
- (b) that the non-compliance with the drafting requirements cannot be remedied by the making of modifications to the draft, 25
- the examiner must recommend that the draft be rejected.
- (3) Subsection (4) applies if the examiner considers –
- (a) that there is any respect in which the drafting requirements have not been complied with, and 30
- (b) that the non-compliance with the drafting requirements could be remedied by the making of modifications to the draft.
- (4) The examiner must –
- (a) specify the respects in which the drafting requirements have not been complied with, 35
- (b) recommend modifications that the examiner considers sufficient and necessary to remedy that non-compliance, and
- (c) recommend that the draft be approved with –

- (i) those modifications, or
 - (ii) other modifications sufficient and necessary to remedy that non-compliance.
- (5) Subject to subsections (2) to (4), the examiner must recommend that the draft be approved. 5
- (6) If the examiner makes recommendations under subsection (4), the examiner may recommend other modifications with which the draft should be approved in the event that it is approved.
- (7) If the examiner makes recommendations under subsection (5), the examiner may recommend modifications with which the draft should be approved in the event that it is approved. 10

204K Charging schedule: approval

- (1) A charging authority may approve a charging schedule only if—
 - (a) the examiner makes recommendations under section 204J(4) or (5), and 15
 - (b) the charging authority has had regard to those recommendations and the examiner’s reasons for them.
- (2) Accordingly, a charging authority may not approve a charging schedule if, under section 204J(2), the examiner recommends rejection. 20
- (3) If the examiner makes recommendations under section 204J(4), the charging authority may approve the charging schedule only if it does so with modifications that are sufficient and necessary to remedy the non-compliance specified under section 204J(4)(a) (although those modifications need not be the ones recommended under section 204J(4)(b)). 25
- (4) If a charging authority approves a charging schedule, it may do so with all or none, or some one or more, of the modifications (if any) recommended under section 204J(6) or (7).
- (5) The modifications with which a charging schedule may be approved include only— 30
 - (a) modifications required by subsection (3), and
 - (b) modifications allowed by subsection (4).
- (6) A charging authority must approve a charging schedule—
 - (a) at a meeting of the authority, and 35
 - (b) by a majority of votes of members present.
- (7) Subsection (8) applies if—
 - (a) the examiner makes recommendations under section 204J(4), and

- (b) the charging schedule is approved by the charging authority.
- (8) The charging authority must publish a report setting out how the charging schedule as approved remedies the non-compliance specified under section 204J(4)(a).
- (9) IL regulations may make provision about the form or contents of a report under subsection (8). 5
- (10) IL regulations may make provision for the correction of errors in a charging schedule after approval.
- (11) In this section “examiner” means the examiner under section 204I.
- 204L Charging schedule: application and effect** 10
- (1) A charging schedule approved under section 204K may not take effect before the charging authority issues the schedule (by publishing it).
- (2) IL regulations may, subject to subsection (1), make provision about when a charging schedule may, must or may not take effect. 15
- (3) IL regulations may make provision about publication of a charging schedule after approval.
- (4) The provision that may be made under subsection (3) includes provision about information or documents that must be published alongside the charging schedule. 20
- 204M Charging schedule: due date**
- (1) IL regulations may make provision as to when a charging authority must issue a charging schedule.
- (2) But the regulations may not require a charging authority to issue a charging schedule before the end of the period of 12 months beginning with the day on which the Secretary of State publishes, or provides to the authority, written notice that it will be required to issue a charging schedule. 25
- (3) If a charging authority does not issue its charging schedule in accordance with provision made under subsection (1), the Secretary of State may appoint a person to prepare and issue it on behalf of the charging authority. 30
- (4) IL regulations may make provision about—
- (a) procedures for appointing a person under subsection (3),
- (b) conditions which must be met before such an appointment may be made, 35

- (c) procedures which must be followed by the person in preparing and issuing the charging schedule,
- (d) the appointment of assistants for the person,
- (e) circumstances in which the person may be replaced,
- (f) duties of a charging authority where a person is appointed to act on its behalf under subsection (3), and 5
- (g) liability for costs incurred as a result of the appointment of the person.

204N Application

- (1) Subject to this section and sections 204O(1) to (3), 204P(2) and (3), and 204T(5), IL regulations must require the authority that charges IL to apply it, or cause it to be applied, to supporting the development of an area by funding the provision, improvement, replacement, operation or maintenance of infrastructure. 10
- (2) IL regulations may make provision about the extent to which the IL paid to a charging authority may or must be applied to funding the provision, improvement, replacement, operation or maintenance of infrastructure of a particular description. 15
- (3) In this section (except subsection (4)) and sections 204G, 204O(2), 204P(2) and 204Q “infrastructure” includes – 20
 - (a) roads and other transport facilities,
 - (b) flood defences,
 - (c) schools and other educational facilities,
 - (d) medical facilities,
 - (e) sporting and recreational facilities, 25
 - (f) open spaces,
 - (g) affordable housing,
 - (h) facilities and equipment for emergency and rescue services,
 - (i) facilities and spaces which –
 - (i) preserve or improve the natural environment, or 30
 - (ii) enable or facilitate enjoyment of the natural environment, and
 - (j) facilities and spaces for the mitigation of, and adaption to, climate change.
- (4) The regulations may amend this section so as to – 35
 - (a) add, remove or vary an entry in the list of matters included within the meaning of “infrastructure”;
 - (b) list matters excluded from the meaning of “infrastructure”.
- (5) The regulations may make provision about circumstances in which authorities may apply a specified amount of IL, or cause a specified 40

amount of IL to be applied, towards specified purposes which are not mentioned in subsection (1).

- (6) The regulations may specify –
- (a) works, installations and other facilities whose provision, improvement or replacement may or is to be, or may not be, funded by IL, 5
 - (b) maintenance activities and operational activities (including operational activities of a promotional kind) in connection with infrastructure that may or are to be, or may not be, funded by IL, 10
 - (c) things within section 204O(2)(b) that may or are to be, or may not be, funded by IL passed to a person in discharge of a duty under section 204O(1),
 - (d) things within section 204P(2)(b) that may or are to be, or may not be, funded by IL to which provision under section 204P(2) relates, 15
 - (e) criteria for determining the areas that may benefit from funding by IL, and
 - (f) what is to be, or not to be, treated as funding.
- (7) The regulations may – 20
- (a) require charging authorities to prepare and publish a list of what is to be, or may be, wholly or partly funded by IL;
 - (b) include provision about the procedure to be followed in preparing a list (which may include provision for consultation or for the appointment of an independent person or both); 25
 - (c) include provision about the circumstances in which a charging authority may and may not apply IL to anything not included on the list;
 - (d) permit or require the list to be prepared and published as part of an infrastructure delivery strategy (see section 204Q). 30
- (8) In making provision about funding the regulations may, in particular –
- (a) permit IL to be used to reimburse expenditure already incurred; 35
 - (b) permit IL to be reserved for expenditure that may be incurred in the future;
 - (c) permit IL to be applied (either generally or subject to limits set by or determined in accordance with the regulations) to administrative expenses in connection with infrastructure or anything within section 204O(2)(b) or 204P(2)(b) or in connection with IL; 40
 - (d) include provision for the giving of loans, guarantees or indemnities;

- (e) make provision about the application of IL where anything to which it was to be applied no longer requires funding.
- (9) The regulations may –
 - (a) require a charging authority to account separately, and in accordance with the regulations, for IL received or due; 5
 - (b) require a charging authority to monitor the use made and to be made of IL in its area;
 - (c) require a charging authority to report on actual or expected charging, collection and application of IL;
 - (d) permit a charging authority to cause money to be applied in respect of things done outside its area; 10
 - (e) permit a charging authority or other body (including a collecting authority under section 204R(5)) to spend or retain money;
 - (f) permit a charging authority to pass money to another body (and in paragraphs (a) to (e) a reference to a charging authority includes a reference to a body to which a charging authority passes money in reliance on this paragraph). 15

204O Duty to pass receipts to other persons

- (1) IL regulations may require that IL received in respect of development in an area is to be passed by the charging authority that charged the IL to a person other than that authority. 20
- (2) IL regulations must contain provision to secure that money passed to a person in discharge of a duty under subsection (1) is used to support the development of the area to which the duty relates, or of any part of that area, by funding – 25
 - (a) the provision, improvement, replacement, operation or maintenance of infrastructure, or
 - (b) anything else that is concerned with addressing demands that development places on an area. 30
- (3) The regulations may make provision about circumstances in which a specified amount of the money may be used for specified purposes which are not mentioned in subsection (2).
- (4) A duty under subsection (1) may relate to – 35
 - (a) the whole of a charging authority’s area or the whole of the combined area of two or more charging authorities, or
 - (b) part only of such an area or combined area.
- (5) IL regulations may make provision about the persons to whom IL may or must, or may not, be passed in discharge of a duty under subsection (1). 40

-
- (6) A duty under subsection (1) may relate –
- (a) to all IL (if any) received in respect of the area to which the duty relates, or
 - (b) such part of that IL as is specified in, or determined under or in accordance with, IL regulations. 5
- (7) IL regulations may make provision in connection with the timing of payments in discharge of a duty under subsection (1).
- (8) IL regulations may, in relation to IL passed to a person in discharge of a duty under subsection (1), make provision about –
- (a) accounting for the IL, 10
 - (b) monitoring its use,
 - (c) reporting on its use,
 - (d) responsibilities of charging authorities for things done by the person in connection with the IL,
 - (e) recovery of the IL, and any income or profits accruing in respect of it or from its application, in cases where – 15
 - (i) anything to be funded by it has not been provided, or
 - (ii) it has been misapplied,
 - (f) use of anything recovered in cases where – 20
 - (i) anything to be funded by the IL has not been provided, or
 - (ii) the IL has been misapplied. 25
- (9) This section does not limit section 204N(9)(f).

204P Use of IL in an area to which section 204O(1) duty does not relate

- (1) Subsection (2) applies where –
- (a) there is an area to which a particular duty under section 204O(1) relates, and 30
 - (b) there is also an area to which that duty does not relate (“the uncovered area”).
- (2) IL regulations may provide that the charging authority that charges IL received in respect of development in the uncovered area may apply the IL, or cause it to be applied, to – 35
- (a) support development by funding the provision, improvement, replacement, operation or maintenance of infrastructure, or
 - (b) support development of the uncovered area, or of any part of that area, by funding anything else that is concerned with addressing demands that development places on an area. 40

- (3) The regulations may make provision about circumstances in which the authority may apply a specified amount of IL, or cause a specified amount of IL to be applied, towards specified purposes which are not mentioned in subsection (2).
- (4) Provision under subsection (2) may relate to the whole, or part only, of the uncovered area. 5
- (5) Provision under subsection (2) may relate—
 - (a) to all IL (if any) received in respect of the area to which the provision relates, or
 - (b) such part of that IL as is specified in, or determined under or in accordance with, IL regulations. 10

204Q Infrastructure delivery strategy

- (1) A charging authority must prepare and publish an infrastructure delivery strategy for its area.
- (2) The infrastructure delivery strategy must— 15
 - (a) set out the strategic plans (however expressed) of the charging authority in relation to the application of IL, and
 - (b) include such other information as may be prescribed by IL regulations.
- (3) The infrastructure delivery strategy may and, if required by IL regulations, must set out the plans (however expressed) of the charging authority in relation to the provision, improvement, replacement, operation and maintenance of infrastructure in the authority's area. 20
- (4) The charging authority may at any time prepare and publish a revision to, or replacement of, its infrastructure delivery strategy. 25
- (5) The charging authority must prepare and publish a revision to, or replacement of, its infrastructure delivery strategy if it is necessary or expedient in consequence of the publication, revision or replacement of a charging schedule in relation to the charging authority's area. 30
- (6) IL regulations must make provision for the independent examination of—
 - (a) infrastructure delivery strategies, and
 - (b) revisions to, or replacements of, such strategies. 35
- (7) The regulations must make provision for the examination to be combined with—
 - (a) an examination under this Part in relation to a charging schedule, or

- (b) an examination under Part 2 of PCPA 2004 in relation to a local plan.
- (8) The regulations may, in particular, make provision—
 - (a) about who is to carry out the examination;
 - (b) about what the examiner must, may or may not consider; 5
 - (c) about the procedure to be followed;
 - (d) about recommendations, or other consequences, arising from or in connection with the examination;
 - (e) about circumstances in which an examination is not required;
 - (f) applying, or corresponding to, any provision made by or under this Part relating to an examination in relation to a charging schedule (with or without modifications). 10
- (9) The charging authority must have regard to any guidance published by the Secretary of State in relation to the preparation, publication, revision or replacement of infrastructure delivery strategies. 15
- (10) IL regulations may provide that a public authority other than the charging authority is to exercise a function under this section in place of, or on behalf of, the charging authority.
- (11) IL regulations must make provision about—
 - (a) the form and content of infrastructure delivery strategies; 20
 - (b) the publication of infrastructure delivery strategies and any related documents;
 - (c) the procedures to be followed in relation to the preparation, revision or replacement of infrastructure delivery strategies;
 - (d) consultation in connection with infrastructure delivery strategies. 25
- (12) IL regulations may make provision about—
 - (a) the timing of any steps in connection with the preparation, publication, revision or replacement of infrastructure delivery strategies; 30
 - (b) the evidence required to inform the preparation of infrastructure delivery strategies;
 - (c) the preparation of joint infrastructure delivery strategies;
 - (d) the period of time for which infrastructure delivery strategies are valid. 35

204R Collection

- (1) IL regulations must include provision about the collection of IL.
- (2) The regulations may make provision for payment—
 - (a) on account;
 - (b) by instalments. 40

- (3) The regulations may make provision about repayment (with or without interest) in cases of overpayment.
- (4) The regulations may make provision about payment in forms other than money (such as providing, improving, replacing, operating or maintaining infrastructure, making land available, carrying out works or providing services), including about what provision may or must be made by a charging authority in its charging schedule or elsewhere if payment in a form other than money is to be permitted or required. 5
- (5) The regulations may permit or require a charging authority or other public authority to collect IL charged by another authority; and section 204N(9)(a) and (c) apply to a collecting authority in respect of collection as to a charging authority. 10
- (6) Regulations under this section may make provision corresponding to or applying (with or without modifications) any enactment relating to the collection of a tax. 15
- (7) Regulations under this section may make provision about the source of payments in respect of Crown interests.

204S Enforcement

- (1) IL regulations must include provision about enforcement of IL. 20
- (2) The regulations must make provision about the consequences of failure to assume liability, late payment and failure to pay.
- (3) The regulations may make provision about the consequences of failure to give a notice or to comply with another procedure under IL regulations in connection with IL. 25
- (4) The regulations may, in particular, include provision—
 - (a) for the payment of interest;
 - (b) for the imposition of a penalty or surcharge;
 - (c) for the suspension or cancellation of a decision relating to planning permission; 30
 - (d) enabling an authority to prohibit development pending assumption of liability for IL or pending payment of IL;
 - (e) conferring a power of entry onto land;
 - (f) creating a criminal offence (including, in particular, offences relating to evasion or attempted evasion or to the provision of false or misleading information or failure to provide information, and offences relating to the prevention or investigation of other offences created by the regulations); 35
 - (g) conferring power to prosecute an offence;

- (h) for enforcement of sums owed (whether by action on a debt, by distraint against goods or in any other way);
 - (i) conferring jurisdiction on a court to grant injunctive or other relief to enforce a provision of the regulations (including a provision included in reliance on this section); 5
 - (j) for enforcement in the case of death or insolvency of a person liable for IL.

- (5) IL regulations may include provision (whether or not in the context of late payment or failure to pay) about registration or notification of actual or potential liability to IL. 10

- (6) IL regulations may make provision for the prohibition or restriction of the use or occupation of all or part of the site of, or anything created in the course of, a development pending payment of IL in respect of the development.

- (7) IL regulations may include provision – 15
 - (a) for the creation of local land charges;
 - (b) for the registration of local land charges;
 - (c) for enforcement of local land charges (including, in particular, for enforcement –
 - (i) against successive owners, and 20
 - (ii) by way of sale or other disposal with consent of a court);
 - (d) for making entries in statutory registers;
 - (e) for the cancellation of charges and entries.

- (8) Regulations under this section may make provision corresponding to or applying (with or without modifications) any enactment relating to the enforcement of a tax. 25

- (9) Regulations under this section may provide that any interest, penalty or surcharge payable by virtue of the regulations is to be treated for the purposes of sections 204N to 204U as if it were IL. 30

- (10) The regulations providing for a surcharge or penalty must ensure that no surcharge or penalty in respect of an amount of IL exceeds the higher of –
 - (a) 40% of that amount, and
 - (b) £50,000. 35

- (11) But the regulations may provide for more than one surcharge or penalty to be imposed in relation to an IL charge.

- (12) The regulations may not authorise entry to a private dwelling without a warrant issued by a justice of the peace.

- (13) Regulations under this section creating a criminal offence may not provide for –
- (a) imprisonment for a term exceeding the maximum term for summary offences, on summary conviction for an offence triable summarily only, 5
 - (b) imprisonment for a term exceeding the general limit in a magistrates' court, on summary conviction for an offence triable either way, or
 - (c) imprisonment for a term exceeding 2 years, on conviction on indictment. 10
- (14) In subsection (13)(a), “the maximum term for summary offences” means –
- (a) in relation to an offence committed before the time when section 281(5) of the Criminal Justice Act 2003 comes into force, 6 months; 15
 - (b) in relation to an offence committed after that time, 51 weeks.
- (15) In this Part a reference to administrative expenses in connection with IL includes a reference to enforcement expenses.

204T Compensation

- (1) IL regulations may require a charging authority or other public authority to pay compensation in respect of loss or damage suffered as a result of enforcement action. 20
- (2) In this section, “enforcement action” means action taken under regulations under section 204S, including –
- (a) the suspension or cancellation of a decision relating to planning permission, 25
 - (b) the prohibition of development pending assumption of liability for IL or pending payment of IL, and
 - (c) the prohibition or restriction of the use or occupation of all or part of the site of, or anything created in the course of, a development pending payment of IL. 30
- (3) The regulations must not require payment of compensation –
- (a) to a person who has failed to satisfy a liability to pay IL, or
 - (b) in other circumstances specified by the regulations.
- (4) Regulations under this section may make provision about – 35
- (a) the time and manner in which a claim for compensation is to be made, and
 - (b) the sums, or the method of determining the sums, payable by way of compensation.

- (5) IL regulations may permit or require a charging authority to apply IL (either generally or subject to limits set by or determined in accordance with the regulations) for expenditure incurred under this section.
- (6) A dispute about compensation may be referred to and determined by the Upper Tribunal. 5
- (7) In relation to the determination of any such question, the provisions of section 4 of the Land Compensation Act 1961 apply subject to any necessary modifications and to the provisions of IL regulations.
- 204U Procedure** 10
- (1) IL regulations may include provision about procedures to be followed in connection with IL.
- (2) In particular, the regulations may make provision about—
- (a) procedures to be followed by a charging authority in relation to charging IL; 15
 - (b) consultation;
 - (c) valuation, including provision about—
 - (i) what factors may, must or may not be taken into account in a valuation;
 - (ii) who may carry out a valuation; 20
 - (iii) the procedure for a valuation;
 - (iv) any documentation that must be prepared in connection with a valuation;
 - (v) the payment of fees in relation to a valuation;
 - (vi) the consequences of failing to carry out a valuation, or to prepare any documentation in connection with a valuation, in accordance with the regulations; 25
 - (d) the resolution of disputes;
 - (e) the time by or at which anything may or must be done;
 - (f) reports (including the publication or other treatment of reports); 30
 - (g) methods of publication of documents;
 - (h) making documents available for inspection;
 - (i) providing copies of documents (with or without charge);
 - (j) the form and content of documents; 35
 - (k) giving notice;
 - (l) serving notices or other documents;
 - (m) examinations to be held in public in the course of setting or revising rates or other criteria or of preparing lists;
 - (n) the terms and conditions of appointment of independent persons; 40

- (o) remuneration and expenses of independent persons (which may be required to be paid by the Secretary of State or by a charging authority);
 - (p) other costs in connection with examinations;
 - (q) reimbursement of expenditure incurred by the Secretary of State (including provision for enforcement); 5
 - (r) apportionment of costs;
 - (s) combining procedures in connection with IL with procedures for another purpose of a charging authority (including a purpose of that authority in another capacity); 10
 - (t) procedures to be followed in connection with actual or potential liability for IL.
 - (3) IL regulations may make provision about the procedure to be followed in respect of an exemption from IL or a reduction of IL; in particular, the regulations may include provision— 15
 - (a) about the procedure for determining whether any conditions are satisfied;
 - (b) requiring a charging authority or other person to notify specified persons of any exemption or reduction;
 - (c) requiring a charging authority or other person to keep a record of any exemption or reduction; 20
 - (d) about what provision may or must be made by a charging authority in its charging schedule or elsewhere in connection with exemptions or reductions.
 - (4) A provision of this Part conferring express power to make procedural provision in a specified context includes, in particular, power to make provision about the matters specified in subsection (2). 25
 - (5) A power in this Part to make provision about publishing something includes a power to make provision about making it available for inspection. 30
 - (6) Sections 229 to 231 do not apply to this Part (but IL regulations may make similar provision).
- 204V Appeals**
- (1) IL regulations may make provision about appeals in connection with IL. 35
 - (2) Regulations under this section may, in particular, make provision about—
 - (a) who may make an appeal,
 - (b) the grounds upon which an appeal may be made, 40

- (c) the court, tribunal or other person who is to determine an appeal,
 - (d) the period within which a right of appeal may be exercised,
 - (e) the procedure on an appeal, and
 - (f) the payment of fees, and award of costs, in relation to an appeal. 5
- (3) IL regulations must provide for a right of appeal on a question of fact in relation to the application of methods for calculating IL (including any questions in relation to valuation).
- (4) In any proceedings for judicial review of a decision on an appeal, the defendant is to be such person as is specified in the regulations (and the regulations may also specify a person who is not to be the defendant for these purposes). 10
- 204W Secretary of State: guidance**
- The Secretary of State may give guidance to a charging authority or other public authority (including an examiner appointed under this Part) about any matter connected with IL; and the authority must have regard to the guidance. 15
- 204X Secretary of State: power to permit alteration of IL rates and thresholds** 20
- (1) Subsections (2) to (4) apply in relation to a charging authority –
- (a) if the Secretary of State considers that –
 - (i) the economic viability of development, or development of a particular description, in the charging authority’s area is significantly impaired, 25
or
 - (ii) there is a substantial risk that it will become significantly impaired,
as a result of the IL which is or will be chargeable in respect of development in that area, or 30
 - (b) in any other circumstances that IL regulations may specify.
- (2) The Secretary of State may publish a notice which permits the charging authority, during a period specified in the notice, to –
- (a) amend its charging schedule so as to reduce rates of IL, or increase any threshold below which IL is charged at a nil or a reduced rate – 35
 - (i) in accordance with the provisions of the notice, and
 - (ii) for no longer than a period specified in the notice;
 - (b) amend its charging schedule so as to cancel, or delay for no longer than a period specified in the notice – 40

- (i) any increase in rates of IL, or
 - (ii) any decrease in a threshold below which IL is charged at a nil or a reduced rate,

which is to take place under the authority’s charging schedule; 5
 - (c) cancel, or delay for no longer than a period specified in the notice, the issue of the authority’s charging schedule, or any revision or replacement of the authority’s charging schedule, which—
 - (i) has been approved under section 204K, 10
 - (ii) would result in an increase in rates of IL or a decrease in a threshold below which IL is charged at a nil or a reduced rate, but
 - (iii) has not yet taken effect.
 - (3) The Secretary of State may include provision in a notice under subsection (2)(a)(i) which confers a discretionary power on the charging authority— 15
 - (a) with regards to how it can amend its charging schedule for the purposes of subsection (2)(a), or
 - (b) to allow for the amount of any liability to IL in respect of a development, which was first permitted by planning permission prior to the publication of the notice, to be recalculated by reference to the charging schedule as amended in accordance with the provisions of the notice (notwithstanding section 204D(6)). 20 25
 - (4) Section 204G(11) does not apply in relation to an amendment of a charging schedule under subsection (2).
 - (5) IL regulations may specify—
 - (a) criteria which must be met, or
 - (b) procedures which must be followed, 30

in order for a charging authority to amend its charging schedule under subsection (2).
 - (6) IL regulations may restrict the exercise of the power in subsection (2), including by specifying the extent to which rates may be reduced, or thresholds may be increased, under subsection (2)(a). 35
 - (7) IL regulations may make consequential, transitional, transitory or saving provision in connection with, or in anticipation of, permission being given under subsection (2).
- 204Y Secretary of State: power to require review of charging schedules**
- (1) The Secretary of State may direct a charging authority to review its charging schedule— 40

- (a) if the Secretary of State considers that—
 - (i) the economic viability of development, or development of a particular description, in the charging authority’s area is significantly impaired, or 5
 - (ii) there is a substantial risk that it will become significantly impaired,
 as a result of the IL which is or will be chargeable in respect of development in that area,
 - (b) if the Secretary of State considers that a significant period of time has elapsed since the later of the time that— 10
 - (i) the schedule was issued,
 - (ii) the schedule was last reviewed,
 - (iii) the schedule was last revised, and
 - (iv) the schedule was last replaced, or 15
 - (c) in any other circumstances that IL regulations may specify.
- (2) If a charging authority is directed to review its charging schedule under subsection (1), it must—
- (a) consider whether to revise or replace the charging schedule under section 204G(10), and 20
 - (b) notify the Secretary of State of its decision with reasons.
- (3) If the charging authority decides to revise or replace the charging schedule, it must do so within a reasonable time.
- (4) If a charging authority has not complied with a direction given under subsection (1) within a reasonable time and to a standard which the Secretary of State considers adequate, the Secretary of State may appoint a person to do so on behalf of the charging authority. 25
- (5) If a person appointed under subsection (4) decides that the charging schedule should be revised or replaced, the charging authority must revise or replace the schedule accordingly within a reasonable time. 30
- (6) If the charging authority fails to revise or replace the charging schedule in accordance with subsection (3) or (5), the Secretary of State may appoint a person to do so on behalf of the charging authority. 35
- (7) IL regulations may make provision about—
- (a) procedures for appointing a person under subsection (4) or (6),
 - (b) conditions which must be met before such an appointment may be made, 40
 - (c) procedures which must be followed by the person in complying with a direction given under subsection (1) or

- revising or replacing the charging schedule under subsection (6),
 - (d) circumstances in which the person may be replaced,
 - (e) duties of a charging authority where a person is appointed to act on its behalf under subsection (4) or (6), 5
 - (f) liability for costs incurred as a result of the appointment of the person, and
 - (g) what constitutes a reasonable time under subsections (3) to (5).
- 204Z Regulations: general** 10
- (1) IL regulations –
 - (a) may make provision that applies generally or only to specified cases, circumstances or areas,
 - (b) may make different provision for different cases, circumstances or areas, 15
 - (c) may make provision requiring the provision of information in connection with IL,
 - (d) may provide, or allow a charging schedule to provide, for exceptions,
 - (e) may confer, or allow a charging schedule to confer, a discretionary power on the Secretary of State, a local authority or another specified person, 20
 - (f) may apply an enactment, with or without modifications, and
 - (g) may include provision of a kind permitted by section 232(3)(b) (and incidental, supplemental or consequential provision may include provision disapplying, modifying the effect of or amending an enactment). 25
 - (2) IL regulations are to be made by statutory instrument.
 - (3) A statutory instrument containing IL regulations may not be made unless a draft has been laid before and approved by a resolution of the House of Commons 30
- 204Z1 Relationship with other powers**
- (1) IL regulations may include provision about how the following powers are to be used, or are not to be used –
 - (a) Part 11 (Community Infrastructure Levy) (including any power conferred by CIL regulations under that Part), 35
 - (b) section 70 of TCPA 1990 (planning permission),
 - (c) section 106 of TCPA 1990 (planning obligations), and
 - (d) section 278 of the Highways Act 1980 (execution of works).

- (2) IL regulations may include provision about the exercise of any other power relating to planning or development.
- (3) IL regulations may, in particular, provide that –
- (a) a specified matter may not, or may only, constitute a reason for granting planning permission for development in specified circumstances; 5
 - (b) planning permission for development may not, or may only, be granted subject to a condition which is of a specified description.
- (4) The Secretary of State may give guidance to a charging or other authority about how a power relating to planning or development is to be exercised; and authorities must have regard to the guidance. 10
- (5) Provision may be made under subsection (1) to (3), and guidance may be given under subsection (4), only if the Secretary of State thinks it necessary or expedient for – 15
- (a) delivering the overall purpose of IL mentioned in section 204A(2),
 - (b) enhancing the effectiveness, or increasing the use, of IL regulations,
 - (c) preventing agreements, undertakings or other transactions from being used to undermine or circumvent IL regulations, 20
 - (d) preventing agreements, undertakings or other transactions from being used to achieve a purpose that the Secretary of State thinks would better be achieved through the application of IL regulations, or 25
 - (e) preventing or restricting the imposition of burdens, the making of agreements or the giving of undertakings, in addition to IL.
- (6) IL regulations may provide that a power to give guidance or directions may not be exercised – 30
- (a) in relation to matters specified in the regulations,
 - (b) in cases or circumstances specified in the regulations,
 - (c) for a purpose specified in the regulations, or
 - (d) to an extent specified in the regulations.”

PART 2

35

CONSEQUENTIAL AMENDMENTS

- 2 The Planning Act 2008 is amended as follows.
- 3 In the following sections, for “Part 11”, in each place it occurs, substitute “Parts 10A and 11” –
- (a) section 32 (meaning of “development”); 40

- (b) section 155(1) (when development begins);
 - (c) section 235(1) (interpretation).
- 4 In section 232(1)(d) (orders and regulations), after “Part” insert “10A or”.

SCHEDULE 12

Section 154

AMENDMENTS OF THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017: ASSUMPTIONS ABOUT NUTRIENT POLLUTION STANDARDS 5

PART 1

INTRODUCTORY

- 1 Part 6 of the Conservation of Habitats and Species Regulations 2017 (S.I. 2017/1012) (assessment of plans and projects) is amended as set out in this Schedule. 10

PART 2

PLANNING

- 2 Chapter 2 of Part 6 of those Regulations (assessment of plans and projects: planning) is amended as follows. 15
- 3 In regulation 70 (grant of planning permission), after paragraph (4) insert –
- “(5) See regulation 85A for the assumptions about nutrient pollution standards to be made in certain circumstances.”
- 4 In regulation 71 (planning permission: duty to review), after paragraph (9) insert – 20
- “(10) See regulation 85A for the assumptions about nutrient pollution standards to be made in certain circumstances.”
- 5 In regulation 77 (general development orders: approval of local planning authority), after paragraph (7) insert –
- “(8) See regulation 85B for the assumptions about nutrient pollution standards to be made in certain circumstances.” 25
- 6 In regulation 79 (special development orders), after paragraph (5) insert –
- “(6) See regulation 85A for the assumptions about nutrient pollution standards to be made in certain circumstances.”
- 7 In regulation 80 (local development orders), after paragraph (5) insert – 30
- “(6) See regulation 85A for the assumptions about nutrient pollution standards to be made in certain circumstances.”

-
- 8 In regulation 81 (neighbourhood development orders), after paragraph (5) insert –
“(5A) See regulation 85A for the assumptions about nutrient pollution standards to be made in certain circumstances.”
- 9 In regulation 82 (simplified planning zones), after paragraph (6) insert – 5
“(7) See regulation 85A for the assumptions about nutrient pollution standards to be made in certain circumstances.”
- 10 In regulation 83 (enterprise zones), after paragraph (6) insert –
“(7) See regulation 85A for the assumptions about nutrient pollution standards to be made in certain circumstances.” 10
- 11 After regulation 85 insert –
“85A Assumptions to be made about nutrient pollution standards: general
- (1) Paragraph (2) applies where –
- (a) a competent authority makes a relevant decision,
 - (b) the potential development includes development in England, 15
 - (c) the competent authority is required to make a relevant assessment before the decision is made,
 - (d) waste water from any potential development would be dealt with by a plant in England that, at the time of the decision, is – 20
 - (i) a nitrogen significant plant, or
 - (ii) a phosphorus significant plant, and
 - (e) the decision is made before the upgrade date.
- (2) In making the relevant assessment, the competent authority must assume – 25
- (a) in a case within paragraph (1)(d)(i), that the plant will meet the nitrogen nutrient pollution standard on and after the upgrade date;
 - (b) in a case within paragraph (1)(d)(ii), that the plant will meet the phosphorus nutrient pollution standard on and after the upgrade date. 30
- (3) Paragraph (2) –
- (a) is subject to regulation 85C (direction that assumptions are not to apply), and
 - (b) does not prevent the competent authority, in making a relevant assessment, from having regard to outperformance, or expected outperformance, by a plant. 35
- (4) In paragraph (1) "relevant decision" means –

-
- (a) where any of the following provides that the assessment provisions apply in relation to doing a thing, the decision whether or not to do it—
- (i) regulation 70 (grant of planning permission),
 - (ii) regulation 79 (special development orders), 5
 - (iii) regulation 80 (local development orders),
 - (iv) regulation 81 (neighbourhood development orders),
 - (v) regulation 82 (simplified planning zones), or
 - (vi) regulation 83 (enterprise zones), or
- (b) where any of the following provides that the review provisions apply in relation to a matter, a decision under regulation 65(1)(b) on a review of the matter— 10
- (i) regulation 71 (planning permission: duty to review),
 - (ii) regulation 79 (special development orders),
 - (iii) regulation 80 (local development orders), 15
 - (iv) regulation 81 (neighbourhood development orders),
 - (v) regulation 82 (simplified planning zones), or
 - (vi) regulation 83 (enterprise zones);
- but this does not apply to a matter mentioned in regulation 71(4) (any review of which would be conducted in accordance with another Chapter). 20
- (5) In paragraph (1) “potential development”, in relation to a relevant decision, means development—
- (a) that could be carried out by virtue of the planning permission, development order or scheme to which the decision relates, or 25
 - (b) to which the decision otherwise relates.
- (6) In this regulation “relevant assessment” means—
- (a) where the assessment provisions apply and an appropriate assessment of the implications of the plan or project for a site is required by regulation 63(1), that assessment; 30
 - (b) where the review provisions apply and an appropriate assessment is required by regulation 65(2), that assessment.
- 85B Assumptions to be made about nutrient pollution standards: general development orders** 35
- (1) This regulation applies where—
- (a) a local planning authority (within the meaning given by regulation 78(1)) makes a decision on an application under regulation 77 (general development orders: approval of local planning authority) for approval as mentioned in regulation 75 relating to proposed development in England, 40

- (b) the authority is required by regulation 77(6) to make an appropriate assessment of the implications of the proposed development,
 - (c) any waste water from the proposed development would be dealt with by a plant in England that, at the time of the decision, is –
 - (i) a nitrogen significant plant, or
 - (ii) a phosphorus significant plant, and
 - (d) the decision is made before the upgrade date.
- (2) In making the relevant assessment the local planning authority must assume –
- (a) in a case within paragraph (1)(c)(i), that the plant will meet the nitrogen nutrient pollution standard on and after the upgrade date;
 - (b) in a case within paragraph (1)(c)(ii), that the plant will meet the phosphorus nutrient pollution standard on and after the upgrade date.
- (3) Paragraph (2) –
- (a) is subject to regulation 85C (direction that assumptions are not to apply), and
 - (b) does not prevent the local planning authority, in making a relevant assessment, from having regard to any outperformance, or expected outperformance, by a plant.

85C Direction that assumptions are not to apply

- (1) The assumptions in regulations 85A(2) and 85B(2) do not apply in relation to a particular plant and a particular nutrient pollution standard if the Secretary of State so directs.
- (2) A direction under this regulation may be made in relation to a plant and a standard only if the Secretary of State is satisfied that the plant will not be able to meet the standard by the upgrade date.
- (3) The Secretary of State may revoke a direction under this regulation if satisfied that the plant will meet the standard on the upgrade date.
- (4) In deciding whether to make a direction under this regulation in relation to a plant and a standard, the Secretary of State may, in particular, have regard to when the plant can be expected to meet the standard.
- (5) Before making or revoking a direction under this regulation, the Secretary of State must consult –
 - (a) the Environment Agency,

-
- (b) Natural England,
 - (c) the Water Services Regulation Authority,
 - (d) any local planning authority who it appears to the Secretary of State would be affected by the direction or revocation,
 - (e) the sewerage undertaker whose sewerage system includes the plant, and 5
 - (f) any other persons that the Secretary of State considers appropriate.
- (6) A direction or revocation under this regulation – 10
- (a) is to be made in writing, and
 - (b) takes effect –
 - (i) on the day specified in the direction or revocation, or
 - (ii) if none is specified, on the day on which it is made.
- (7) As soon as practicable after making or revoking a direction under this regulation, the Secretary of State must – 15
- (a) notify –
 - (i) the Environment Agency,
 - (ii) Natural England,
 - (iii) every local planning authority who appears to the Secretary of State to be affected by the direction or revocation, and 20
 - (iv) any other persons that the Secretary of State considers appropriate, and
 - (b) publish the direction or revocation. 25

85D Regulations 85A to 85C: interpretation

- (1) In regulations 85A to 85C and this regulation, the following terms have the meanings given by section 96J of the Water Industry Act 1991 – 30
- “nitrogen significant plant”;
 - “nitrogen nutrient pollution standard”;
 - “nutrient pollution standard”;
 - “phosphorus significant plant”;
 - “phosphorus nutrient pollution standard”;
 - “plant”;
 - “sewerage system”, in relation to a sewerage undertaker;
 - “treated effluent”;
 - “upgrade date”.
- (2) For the purposes of regulations 85A and 85B, “outperformance” by a plant, in relation to a nutrient pollution standard, occurs where – 40

- (a) the plant meets the standard before the upgrade date, or
- (b) the total nitrogen concentration (in the case of a nitrogen significant plant), or total phosphorus concentration (in the case of a phosphorus significant plant), in treated effluent that it discharges is less than the concentration specified in section 96F(1) or (2) (as the case may be) of the Water Industry Act 1991 that applies to the plant.” 5

PART 3

LAND USE PLANS

- 12 Chapter 8 of Part 6 (assessment of plans and projects: land use plans) is amended as follows. 10
- 13 In regulation 105 (assessment of implications for European sites and European offshore marine sites), after paragraph (6) insert—
 - “(7) See regulation 110A for the assumptions about nutrient pollution standards to be made in certain circumstances.” 15
- 14 In regulation 106 (assessment of implications for European site: neighbourhood development plans), after paragraph (3) insert—
 - “(3A) See regulation 110A for the assumptions about nutrient pollution standards to be made in certain circumstances.”
- 15 In regulation 110 (national policy statements), in paragraph (3)(a), for “and 108” substitute “, 108 and 110A”. 20
- 16 After regulation 110 insert—

“110A Assessments under this Chapter: required assumptions

 - (1) This regulation applies where—
 - (a) a plan-making authority makes a relevant decision in relation to a land use plan relating to an area in England, 25
 - (b) the authority is required to make a relevant assessment before the decision is made,
 - (c) waste water from the area to which the plan relates could be dealt with by a plant in England that, at the time of the decision, is— 30
 - (i) a nitrogen significant plant, or
 - (ii) a phosphorus significant plant, and
 - (d) the decision is made before the upgrade date.
 - (2) In making the relevant assessment, the authority must assume— 35
 - (a) in a case within paragraph (1)(c)(i), that the plant will meet the nitrogen nutrient pollution standard on and after the upgrade date;

-
- (b) in a case within paragraph (1)(c)(ii), that the plant will meet the phosphorus nutrient pollution standard on and after the upgrade date.
- (3) Paragraph (2) –
- (a) is subject to regulation 110B (direction that assumptions are not to apply), and 5
- (b) does not prevent the authority, in making a relevant assessment, from having regard to any outperformance, or expected outperformance, by a plant.
- (4) In paragraph (1) "relevant decision" means – 10
- (a) a decision whether to give effect to a land use plan, or
- (b) a decision whether to modify or revoke a neighbourhood development plan.
- (5) In this regulation “relevant assessment”, in relation to a land use plan, means – 15
- (a) in relation to a decision within paragraph (4)(a), where an appropriate assessment of the implications for a site of the land use plan is required by regulation 105(1), that assessment;
- (b) in relation to a decision within paragraph (4)(b), where such an assessment is required by regulation 105(1) as applied by regulation 106(3), that assessment. 20
- 110B Direction that assumptions are not to apply**
- (1) The assumptions in regulation 110A(2) do not apply in relation to a particular plant and a particular nutrient pollution standard if the Secretary of State so directs. 25
- (2) A direction under this regulation may be made in relation to a plant and a standard only if the Secretary of State is satisfied that the plant will not be able to meet the standard by the upgrade date.
- (3) The Secretary of State may revoke a direction under this regulation if satisfied that the plant will meet the standard on the upgrade date. 30
- (4) In deciding whether to make a direction under this regulation in relation to a plant and a standard, the Secretary of State may, in particular, have regard to when the plant can be expected to meet the standard. 35
- (5) Before making or revoking a direction under this regulation, the Secretary of State must consult –
- (a) the Environment Agency,
- (b) Natural England, 40

- (c) the Water Services Regulation Authority,
 - (d) any plan-making authority who it appears to the Secretary of State would be affected by the direction or revocation,
 - (e) the sewerage undertaker whose sewerage system includes the plant, and 5
 - (f) any other persons that the Secretary of State considers appropriate.
- (6) A direction or revocation under this regulation –
- (a) is to be made in writing, and
 - (b) takes effect – 10
 - (i) on the day specified in the direction or revocation, or
 - (ii) if none is specified, on the day on which it is made.
- (7) As soon as practicable after making or revoking a direction under this regulation, the Secretary of State must – 15
- (a) notify –
 - (i) the Environment Agency,
 - (ii) Natural England,
 - (iii) every plan-making authority who appears to the Secretary of State to be affected by the direction or revocation, and 20
 - (iv) any other persons that the Secretary of State considers appropriate, and
 - (b) publish the direction or revocation.
- 110C Regulations 110A and 110B: interpretation** 25
- (1) In regulations 110A and 110B and this regulation, the following terms have the meanings given by section 96J of the Water Industry Act 1991 –
- “nitrogen significant plant”;
 - “nitrogen nutrient pollution standard”;
 - “nutrient pollution standard”;
 - “phosphorus significant plant”;
 - “phosphorus nutrient pollution standard”;
 - “plant”;
 - “sewerage system”, in relation to a sewerage undertaker;
 - “treated effluent”;
 - “upgrade date”.
- 30
- (2) For the purposes of regulation 110A, “outperformance” by a plant, in relation to a nutrient pollution standard, occurs where –
- (a) the plant meets the standard before the upgrade date, or 40

- (b) the total nitrogen concentration (in the case of a nitrogen significant plant), or total phosphorus concentration (in the case of a phosphorus significant plant), in treated effluent that it discharges is less than the concentration specified in section 96F(1) or (2) (as the case may be) of the Water Industry Act 1991 that applies to the plant.” 5

SCHEDULE 13

Section 158

LOCALLY-LED DEVELOPMENT CORPORATIONS: MINOR AND CONSEQUENTIAL AMENDMENTS

Local Government, Planning and Land Act 1980 (c. 65)

- 1 The Local Government, Planning and Land Act 1980 is amended as follows. 10
- 2 (1) Section 134 (urban development areas) is amended as follows.
- (2) In subsection (1) –
- (a) for “the Secretary of State” substitute “the appropriate national authority”;
- (b) for “he” substitute “the authority”. 15
- (3) In subsection (3A), for “The Secretary of State” substitute “The appropriate national authority”.
- (4) In subsection (3B), for “the Secretary of State” substitute “the appropriate national authority”.
- (5) After subsection (3B) insert – 20
- “(3C) The Secretary of State may not make an order under subsection (3A) in relation to an urban development area designated under subsection (1B) except with the consent of the oversight authority.”
- (6) In subsection (4B), omit “(by virtue of paragraph 30 of Schedule 11 to the Government of Wales Act 2006)”. 25
- (7) In subsection (4C), omit “(by virtue of section 53 of the Scotland Act 1998)”.
- (8) In subsection (5) –
- (a) omit paragraph (a);
- (b) in paragraph (b), for “the Secretary of State” substitute “the appropriate national authority”. 30
- (9) After subsection (5) insert –
- “(6) An order under subsection (3A) –
- (a) in the case of an order made by the Secretary of State, is to be made by statutory instrument subject to annulment in pursuance of a resolution of either House of Parliament; 35

- (b) in the case of an order made by the Welsh Ministers, is to be made by statutory instrument subject to annulment in pursuance of a resolution of Senedd Cymru;
- (c) in the case of an order made by the Scottish Ministers, is subject to the negative procedure (see Part 2 of the Interpretation and Legislative Reform (Scotland) Act 2010 (asp 10)). 5
- (7) In this section, “the appropriate national authority” means –
- (a) the Secretary of State in relation to England;
- (b) the Welsh Ministers in relation to Wales; 10
- (c) the Scottish Ministers in relation to Scotland.”
- 3 (1) Section 135 (urban development corporations) is amended as follows.
- (2) In subsection (2), after “134(1)” insert “or (1B)”.
- (3) At the end insert –
- “(7) In this section “local authority” has the same meaning as in section 134A (see subsection (10) of that section).” 15
- 4 In section 140 (consultation with local authorities), in subsection (1), after “corporation” insert “, other than a locally-led urban development corporation,”.
- 5 (1) Section 171 (interpretation: general) is amended as follows. 20
- (2) After the definition of “the 1997 Act” insert –
- ““locally-led urban development area” means an urban development area that was designated by order under section 134(1B);
- “locally-led urban development corporation” means the urban development corporation for a locally-led urban development area; 25
- “oversight authority”, in relation to a locally-led urban development corporation or locally-led urban development area, means the local authority or local authorities designated in relation to that corporation, or the corporation for that area, under section 135(4B)(c) (but, in relation to a particular function, means only the local authority or local authorities by whom the function is exercisable);” 30
- (3) In the definition of “urban development area”, after “(1)” insert “or (1B)”.

New Towns Act 1981 (c. 64)

- 6 The New Towns Act 1981 is amended as follows.
- 7 (1) Section 1A (local authority to oversee development of new town) is amended as follows. 35
- (2) For the heading substitute “Oversight of locally-led new town”.
- (3) Omit subsections (1), (2) and (3).

- (4) In subsection (4) –
 - (a) for “a local authority” substitute “an oversight authority”;
 - (b) after “as a” insert “locally-led”.
- (5) In subsection (5) –
 - (a) in paragraphs (a), (b) and (c), for “a local authority” substitute “an oversight authority”; 5
 - (b) in paragraph (d), for the words from “corporation”, in the first place it occurs, to the end substitute “locally-led development corporation”.
- (6) Omit –
 - (a) subsection (7); 10
 - (b) in subsection (8) –
 - (i) the definition of “local authority”;
 - (ii) paragraph (a) of the definition of “specified”.
- 8 In section 2 (reduction of designated areas), after subsection (1) insert –
 - “(1A) The Secretary of State may not make an order under subsection (1) in relation to the area of a new town designated under section 1ZB except with the consent of the oversight authority.” 15
- 9 (1) Section 80 (general interpretation provisions) is amended as follows.
 - (2) In subsection (1) –
 - (a) after the definition of “local highway authority” insert – 20
 - ““locally-led development corporation” means a development corporation established for the purposes of a locally-led new town;
 - “locally-led new town” means a new town the site of which was designated under section 1ZB;”;
 - (b) after the definition of “open space” insert –
 - ““oversight authority”, in relation to a locally-led development corporation or locally-led new town, means the local authority or local authorities designated in relation to that corporation, or the corporation for that new town, under section 3(2C)(c) (but, in relation to a particular function, means only the local authority or local authorities by whom the function is exercisable);”.
- (3) In subsection (2), after “section 1” insert “or 1ZB”.

SCHEDULE 14

Section 162

PLANNING FUNCTIONS OF DEVELOPMENT CORPORATIONS: MINOR AND CONSEQUENTIAL AMENDMENTS

New Towns Act 1981 (c. 64)

- 1 (1) The New Towns Act 1981 is amended as follows. 5
- (2) In the heading of section 7 (planning control), after “control” insert “: proposals given effect by development order”.
- (3) In section 77 (regulations and orders), after subsection (3D) (inserted by section 157) insert—
- “(3E) A statutory instrument, other than one to which subsection (3B) applies, containing an order under section 7A is subject to annulment in pursuance of a resolution of either House of Parliament.” 10

Town and Country Planning Act 1990 (c. 8)

- 2 (1) TCPA 1990 is amended as follows.
- (2) In section 7 (urban development corporation as local planning authority), after subsection (2) insert— 15
- “(3) This section is subject to section 8A.”
- (3) After section 7 insert—
- “7ZA New towns**
- (1) This section applies where an order is made under section 7A(2)(a) or (4)(a) of the New Towns Act 1981 (powers to confer functions under the planning Acts) in respect of a development corporation established under section 3 of that Act. 20
- (2) If the order is made under section 7A(2)(a), the corporation is the local planning authority for the specified area, for the specified purposes and in relation to the specified kinds of development, in place of the authority which would otherwise be the local planning authority for that area. 25
- (3) If the order is made under section 7A(4)(a), the corporation has the functions under the specified enactments in the specified area, in place of any authority (except the Secretary of State) which would otherwise have them in that area. 30
- (4) In this section “specified” means specified in the order.
- (5) This section is subject to section 8A.”

- (4) In section 7A (Mayoral development corporation as local planning authority), after subsection (5) insert –
- “(6) This section is subject to section 8A.”
- (5) In section 62B(5) (planning authorities that cannot be designated for the purposes of allowing direct planning applications to the Secretary of State), after paragraph (c) insert –
- “(ca) a development corporation established under section 3 of the New Towns Act 1981;”
- (6) In section 70(4) (definitions relating to local finance considerations to be taken into account in planning decisions), in the definition of "relevant authority", after paragraph (e) insert –
- “(ea) a development corporation established under section 3 of the New Towns Act 1981;”
- (7) In paragraph 5 of Schedule 1 (local highway authority restrictions on grant of planning permission) –
- (a) in sub-paragraph (2), for the words from “is to be”, where they first occur, to “2011,” substitute "does not include a development corporation planning authority;”;
- (b) in sub-paragraph (3), for the words from “an” to “local planning authority”, in the second place it occurs, substitute “a development corporation planning authority”;
- (c) after sub-paragraph (3) insert –
- “(4) In this paragraph, “development corporation planning authority” means –
- (a) an urban development corporation which is the local planning authority by virtue of an order under section 149 of the Local Government, Planning and Land Act 1980,
- (b) a development corporation established under section 3 of the New Towns Act 1981 which is the local planning authority by virtue of an order under section 7A of that Act, or
- (c) a Mayoral development corporation which is the local planning authority by virtue of an order under section 198(2) of the Localism Act 2011.”

Planning (Listed Buildings and Conservation Areas) Act 1990 (c. 9)

- 3 In Schedule 4 to the Listed Buildings Act (authorities exercising functions under the Act) –
- (a) in paragraph 2 –
- (i) after “7”, where it first occurs, insert “, 7ZA, 7A,”;
- (ii) after “urban development areas,” insert “new towns,”;

- (b) in paragraph 4(1), after “7” insert “, 7ZA, 7A,”.

Planning (Hazardous Substances) Act 1990 (c. 10)

- 4 In section 3 of the Hazardous Substances Act (hazardous substances authorities in certain special cases)–
- (a) in subsection (4)– 5
- (i) for “an urban development corporation or a Mayoral development corporation” substitute “a development corporation”;
- (ii) after “planning authority” insert “for all purposes of Part 3 of the principal Act”; 10
- (b) after subsection (4) insert–
- “(4A) In subsection (4), “development corporation” means an urban development corporation, a development corporation established under section 3 of the New Towns Act 1981 or a Mayoral development corporation.” 15

Localism Act 2011 (c. 20)

- 5 In section 202(5) of the Localism Act 2011 (power to apply certain modifications of planning enactments in relation to Mayoral development corporations), at the end insert “, with the further modification that any reference in that Part of that Schedule to an urban development corporation is to be read as a reference to an MDC”. 20

SCHEDULE 15

Section 169

COMPULSORY PURCHASE: CORRESPONDING PROVISION FOR PURCHASES BY MINISTERS

Online publicity

- 1 (1) Schedule 1 to the Acquisition of Land Act 1981 (compulsory purchase by Minister) is amended as follows. 25
- (2) For the italic heading before paragraph 2 substitute “*Public notices*”.
- (3) In paragraph 2 (requirement to publish notice of order in newspaper)–
- (a) in sub-paragraph (1)– 30
- (i) the words from “in two” to “situated” become paragraph (a);
- (ii) at the end of that paragraph insert “, and
- (b) for a period of at least 21 days ending with the day specified under sub-paragraph (2)(d), publish a notice in the prescribed form on an appropriate website.”; 35

- (b) in sub-paragraph (2) –
 - (i) in the words before paragraph (a), for “notice” substitute “notices”;
 - (ii) omit the “and” at the end of paragraph (c);
 - (iii) after paragraph (c) insert – 5
 - “(ca) specify a website on which those copies may be viewed, and”;
 - (iv) for paragraph (d) substitute – 10
 - “(d) specify the final day for making objections to the draft order, and the manner in which objections can be made.”;
 - (c) after sub-paragraph (2) insert – 15
 - “(2A) If the appropriate authority (see paragraph 4(8)) is satisfied that, because of special circumstances, it is impracticable for the Minister to make the copies referred to in sub-paragraph (2)(c) available for inspection at an appropriate place, the appropriate authority may direct that the requirement in sub-paragraph (2)(c) (together with that in paragraph 3(1)(ba)) is not to apply.”;
 - (d) in sub-paragraph (4)(b), omit the words from “(but” to “affixed)”. 20
- (4) In paragraph 3(1) (requirement to serve notice on certain affected persons) –
- (a) omit the “and” at the end of paragraph (b);
 - (b) after paragraph (b) insert – 25
 - “(ba) (subject to paragraph 2(2A)) naming a place within the locality where a copy of the draft order and of the map referred to in it may be inspected,
 - (bb) specifying a website on which those copies may be viewed, and”;
 - (c) for paragraph (c) substitute – 30
 - “(c) specifying the final day for making objections to the draft order, and the manner in which objections can be made.”
- (5) After paragraph 3 insert –
- “*Final day for making objections*
- 3A (1) For the purposes of paragraphs 2 and 3, the day specified as the final day for making objections must be the last day, or a day after the last day, of the period of 21 days beginning with the first day at the beginning of which the Minister expects that all of the following conditions will be satisfied. 35
 - (2) The conditions are that – 40

- (a) a notice has been published for the first time as required by paragraph 2(1)(a),
 - (b) publication as required by paragraph 2(1)(b) has begun,
 - (c) a notice has been affixed as required by paragraph 2(3), and 5
 - (d) a notice has been served on every qualifying person as required by paragraph 3(1).”
- (6) In paragraph 6 (notices after making of order) –
- (a) in sub-paragraph (3) –
 - (i) the words from “in one” to “situated” become paragraph (a); 10
 - (ii) at the end of that paragraph insert “, and
 - (b) on an appropriate website, until the end of the period of 6 weeks beginning with the day on which the Minister takes the final step needed to comply with sub-paragraph (1)(a).”; 15
 - (b) in sub-paragraph (4), after paragraph (c) insert –
 - “(ca) specifying a website on which those copies may be viewed;”;
 - (c) after sub-paragraph (4) insert –
 - “(4A) If the appropriate authority is satisfied that, because of special circumstances, it is impracticable for the Minister to make the copies referred to in sub-paragraph (4)(c) available for inspection at an appropriate place, the appropriate authority may direct that the requirement in sub-paragraph (4)(c) is not to apply.” 20

Proceedings for consideration of draft order

- 2 (1) Schedule 1 to the Acquisition of Land Act 1981 (compulsory purchase by Minister) is amended as follows.
- (2) In paragraph 4A (proceedings for contested orders), for sub-paragraphs (2) to (8) substitute – 30
- “(1A) The appropriate authority must cause a public local inquiry to be held if –
 - (a) the order is subject to special parliamentary procedure, or
 - (b) in the case of an order to which section 16 applies, a certificate has been given under subsection (2) of that section. 35
 - (1B) If sub-paragraph (1A) does not apply, the appropriate authority must either –
 - (a) cause a public local inquiry to be held, or 40
 - (b) proceed under the representations procedure.

- (1C) In deciding between those options, the appropriate authority must have regard to the scale and complexity of what is proposed by the draft order.
- (1D) The representations procedure is a procedure to be prescribed.
- (1E) The regulations prescribing the procedure must include provision – 5
- (a) enabling each person who has made a remaining objection to make representations –
 - (i) in writing to the appropriate authority, or
 - (ii) if the person so requests, at a hearing, and 10
 - (b) enabling the Minister, and any other person the appropriate authority thinks appropriate, to make representations –
 - (i) in writing to the appropriate authority, or
 - (ii) if applicable, at a hearing held as mentioned in paragraph (a)(ii). 15
- (1F) The regulations may provide for hearings to be held by the appropriate authority or by a person appointed by the appropriate authority.
- (1G) In sub-paragraph (1E), “representations” means representations as to whether the order should be made. 20
- (1H) Before the Minister makes the order, the appropriate authority must consider –
- (a) each remaining objection;
 - (b) if a public local inquiry was held, the report of the person who held it; 25
 - (c) if the representations procedure was followed and the appropriate authority held a hearing, the representations made at the hearing;
 - (d) if the representations procedure was followed and a person appointed by the appropriate authority held a hearing, the report of that person; 30
 - (e) if the representations procedure was followed and written representations were made, those representations.
- (1I) The Minister may make the order with or without modifications. 35
- (1J) Regulations under sub-paragraph (1D) may include provision as to the giving of reasons for decisions taken by the appropriate authority in cases where the representations procedure is followed.”
- (3) In paragraph 4B (confirmation of order in stages), in sub-paragraph (3), for “4A(2) or (3)” substitute “4A(1A) or (1B)”. 40

Conditional orders

- 3 (1) Schedule 1 to the Acquisition of Land Act 1981 (compulsory purchase by Minister) is amended as follows.
- (2) After paragraph 4A insert –
- “4AA(1) The Minister may make a compulsory purchase order conditionally. 5
- (2) The effect of making an order conditionally is that the order –
- (a) does not become operative until the Minister has decided, following consideration by the appropriate authority (see paragraph 4(8)), that certain conditions have been met, and 10
- (b) expires if the Minister has not decided that by a certain time.
- (3) The conditions and the time are to be specified by the Minister when making the order. 15
- (4) The procedure to be followed in connection with the consideration and decision referred to in sub-paragraph (2)(a) is to be prescribed.
- (5) The prescribed procedure must include provision for each relevant objector – 20
- (a) to be given notice that the appropriate authority is to consider whether the conditions have been met (or for steps to be taken with a view to notifying them), and
- (b) to have the opportunity to make written representations relating to that consideration; 25
- and may include provision as to the giving of reasons for the decision by the Minister.
- (6) In sub-paragraph (5), “relevant objector” means a person who made an objection to the draft order that –
- (a) was a remaining objection for the purposes of paragraph 4A, and 30
- (b) had not been withdrawn by the time the order was made.”
- (3) In paragraph 6 (notices after making of order) –
- (a) in sub-paragraph (2)(b), for “date when the order becomes operative” substitute “day on which the Minister takes the final step needed to comply with sub-paragraph (1)(a)”; 35
- (b) in sub-paragraph (3), at the beginning insert “Unless the order was made conditionally,”;

- (c) in sub-paragraph (4), after paragraph (b) insert –
- “(ba) if the order was made conditionally, stating the conditions and time specified under paragraph 4AA(3);”;
- (d) after sub-paragraph (4A) (inserted by paragraph 1(6)) insert – 5
- “(4B) If the order was made conditionally and the Minister decides under paragraph 4AA that the conditions have been met, the Minister must serve –
- (a) a copy of the order, and
- (b) a fulfilment notice, 10
- on each person on whom a notice was required to be served under paragraph 3.
- (4C) Where sub-paragraph (4B) applies, the Minister must also –
- (a) affix a fulfilment notice to a conspicuous object or objects on or near the land comprised in the order, and 15
- (b) publish a fulfilment notice –
- (i) in one or more local newspapers circulating in the locality in which the land comprised in the order is situated, and 20
- (ii) on an appropriate website, until the end of the period of 6 weeks beginning with the day on which the Minister takes the final step needed to comply with sub-paragraph (4B). 25
- (4D) A fulfilment notice is a notice –
- (a) stating that the conditions subject to which the order was made have been met and that the order will therefore become operative, and 30
- (b) annexing the information that was contained in the making notice.”;
- (e) in sub-paragraph (5), after “notice” insert “or fulfilment notice”;
- (f) in sub-paragraph (6) –
- (i) after “notice” insert “, and any fulfilment notice,”; 35
- (ii) for “it” substitute “each such notice”.

SCHEDULE 16

Section 186

GROUNDS OF APPEAL AGAINST FINAL LETTING NOTICE

PART 1

GROUNDS

- | | | |
|---|---|----|
| 1 | That the vacancy condition was not met in relation to the premises on the day on which the initial letting notice was served. | 5 |
| 2 | That the premises cannot reasonably be considered suitable for the use identified in the final letting notice as the suitable high-street use. | |
| 3 | That the local authority’s view that the local benefit condition was met in relation to the premises was one that no authority giving reasonable consideration to the matter could have reached. | 10 |
| 4 | That the local authority failed, while the initial letting notice was in force, to give consent under section 181 to a proposed tenancy, licence or agreement where the authority – | |
| | (a) was required by section 182(1) to give consent, or | 15 |
| | (b) would have been so required had it not failed to be satisfied as mentioned in section 182(2)(c), when any authority giving reasonable consideration to the matter would have been so satisfied. | |
| 5 | That the landlord – | |
| | (a) intends to carry out substantial works of construction, demolition or reconstruction affecting the premises, and | 20 |
| | (b) could not reasonably carry out those works without retaining possession of the premises. | |
| 6 | That the landlord intends to occupy the premises for the purposes, or partly for the purposes, of a business to be carried on by the landlord in the premises. | 25 |
| 7 | That the landlord intends to occupy the premises as the landlord’s residence. | |

PART 2

INTERPRETATION AND APPLICATION

- | | | |
|---|---|----|
| 1 | Ground 2 is to be applied in accordance with section 177(5). | 30 |
| 2 | Works carried out in contravention of section 185(1) cannot be relied on for the purposes of ground 5. | |
| 3 | (1) Where the landlord has a controlling interest in a company, the references to the landlord in ground 6 include reference to that company. | |
| | (2) Where the landlord is a company and a person has a controlling interest in the company, the references to the landlord in grounds 6 and 7 include reference to that person. | 35 |

- (3) For the purposes of sub-paragraphs (1) and (2), a person has a controlling interest in a company, if, had the person been a company, the other company would have been its subsidiary.
- (4) In this paragraph—
 “company” has the meaning given by section 1(1) of the Companies Act 2006;
 “subsidiary” has the meaning given by section 1159 of that Act.

5

SCHEDULE 17

Section 191

PROVISION TO BE INCLUDED IN TERMS OF TENANCY FURTHER TO CONTRACT UNDER SECTION 189

10

- 1 Provision about what obligations (if any) the landlord is to have with respect to the maintenance or repair of anything outside the premises that enables or facilitates the use of the premises.
- 2 Provision about what obligations (if any) the landlord is to have with respect to the supply of water, energy or telecommunications services to the premises.
- 3 Provision requiring the tenant to keep the premises in repair.
- 4 Provision about—
 (a) what works and alterations the tenant can or cannot carry out, with or without the consent of the landlord, and
 (b) (if applicable) the giving or withholding of such consent by the landlord.
- 5 Provision requiring the tenant to insure the premises (if they are not otherwise insured).
- 6 Provision enabling the landlord to recover from the tenant costs reasonably incurred by or on behalf of the landlord in connection with the premises.
- 7 Provision about circumstances in which the tenant can or cannot—
 (a) assign the tenancy,
 (b) sub-let the premises, or
 (c) otherwise allow another person to possess or occupy the premises.
- 8 Provision for, and in connection with, the giving of a deposit by the tenant to secure the performance of the tenant’s obligations.
- 9 Provision about the circumstances in which the landlord can re-enter the premises following a breach of the tenant’s obligations.
- 10 Provision requiring the tenant to deliver up the premises with vacant possession at the end of the tenancy.

15

20

25

30

35

SCHEDULE 18

Section 211

PAVEMENT LICENCES

Introductory

- 1 In this Schedule –
- (a) “the 2020 Act” means the Business and Planning Act 2020; 5
 - (b) “the commencement date” means the date on which this Schedule comes into force;
 - (c) “pavement licence” means a licence under section 1 of the 2020 Act.

Making pavement licence provisions permanent

- 2 (1) Omit section 10 of the 2020 Act (expiry). 10
- (2) In section 23 of the 2020 Act (regulations), in subsection (4), omit “10”.

Applications: fees

- 3 (1) Section 2 of the 2020 Act (applications) is amended as follows.
- (2) In subsection (1)(c), for “£100” substitute “the relevant amount”.
- (3) After subsection (1) insert – 15
- “(1A) In subsection (1)(c), “the relevant amount” means –
- (a) £350, in the case of an application which –
 - (i) is made by a person who already holds a pavement licence, and
 - (ii) is in respect of the premises to which that existing licence relates (whether or not it is a renewal application), and 20
 - (b) £500, in any other case.
- (1B) The Secretary of State may by regulations amend subsection (1A)(a) or (b) so as to substitute a different amount for the amount for the time being specified there.” 25
- 4 In section 23 of the 2020 Act (regulations), in subsection (3), after “section” insert “2(1B) or”.

Applications: procedure on renewals

- 5 (1) Section 2 of the 2020 Act (applications) is amended as follows. 30
- (2) After subsection (2) insert –
- “(2A) If the application is a renewal application –
- (a) subsection (2) does not apply, but

- (b) the application must contain or be accompanied by such information or material as the local authority may require.”

(3) After subsection (9) insert –

“(10) For the purposes of this section, an application is a renewal application if –

- (a) it is made by a person who already holds a pavement licence,
- (b) it is in respect of the premises to which the existing licence relates, and
- (c) it is for a licence to begin on the expiry of the existing licence and on the same terms.”

5

10

Applications: periods for consultation and determination

6 In section 2 of the 2020 Act (applications), in subsection (4), for “7” substitute “14”.

7 In section 3 of the 2020 Act (determination), in subsection (10), for “7” substitute “14”.

15

Duration of licences

8 (1) Section 4 of the 2020 Act (duration) is amended as follows.

(2) For subsections (1) and (2) substitute –

“(1) A pavement licence may be granted by a local authority for such period as the authority may specify in the licence.

20

(2) The period specified may not exceed two years.”

(3) In subsection (3) –

- (a) omit “, subject to subsection (4),”;
- (b) for “a year” substitute “two years”.

(4) Omit subsection (4).

25

Enforcement of licences

9 In section 6 of the 2020 Act (enforcement and revocation), after subsection (3) insert –

“(4) A local authority by which a pavement licence is granted or deemed to be granted may, with the consent of the licence-holder, amend the licence if it considers that –

30

- (a) the condition in subsection (3)(a) or (b) is met, or
- (b) a no-obstruction condition of the licence is not being complied with.”

Effect of licences

- 10 In section 7 of the 2020 Act (effects), omit—
- (a) subsections (4) to (6);
 - (b) subsections (8) to (10).
- 11 (1) Section 115E of the Highways Act 1980 (execution of works etc by persons other than councils) is amended as follows. 5
- (2) In subsection (1), for “(4)” substitute “(5)”.
 - (3) After subsection (4) insert—
 - “(5) A council may not under this section grant a person permission to do anything which is capable of being authorised by a pavement licence under section 1 of the Business and Planning Act 2020.” 10
- 12 In section 249 of the Town and Country Planning Act 1990 (order extinguishing right to use vehicles on highway), in subsection (7), at the end insert “or sections 1 to 9 of the Business and Planning Act 2020”.

Enforcement 15

- 13 After section 7 of the 2020 Act insert—
- “7A Enforcement**
- (1) The following provisions of this section apply where—
 - (a) a person puts removable furniture on a relevant highway for a purpose specified in subsection (2), and 20
 - (b) the person is not authorised to do so.
 - (2) The purposes referred to in subsection (1)(a) are—
 - (a) use of the furniture by the person to sell or serve food or drink supplied from, or in connection with relevant use of, premises which are adjacent to the highway and are used or proposed to be used by the person; 25
 - (b) use of the furniture by other persons for the purpose of consuming food or drink supplied from, or in connection with relevant use of, such premises.
 - (3) The local authority may by notice require the person— 30
 - (a) to remove the furniture before a date specified in the notice, and
 - (b) to refrain from putting furniture on the highway unless authorised to do so.
 - (4) If the person leaves or puts removable furniture on the relevant highway in contravention of the notice, the local authority may— 35
 - (a) remove the furniture and store it,

- (b) require the person to pay the authority’s reasonable costs in removing and storing the furniture, and
 - (c) refuse to return the furniture until those reasonable costs are paid.
- (5) If within the period of three months beginning with the day on which the notice is given the person does not pay the reasonable costs, or does not recover the furniture, the local authority may –
 - (a) dispose of the furniture by sale or in any other way it thinks fit, and
 - (b) retain any proceeds of sale for any purpose it thinks fit.
- (6) In this section “authorised” means authorised by –
 - (a) a pavement licence,
 - (b) permission under Part 7A of the Highways Act 1980, or
 - (c) permission granted under any other enactment.”

Local authority functions

- 14 In section 8 of the 2020 Act, omit subsection (2).
- 15 In Schedule 1 to the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 (S.I. 2000/2853) (functions which are not to be the responsibility of an authority’s executive), in paragraph B, after item 72 insert –
 - “73 Functions relating to pavement licences

Sections 1 to 7A of the Business and Planning Act 2020”.

Other amendments

- 16 In section 9 of the 2020 Act (interpretation), omit subsections (2) and (3) (which are spent).
- 17 In section 62 of the Anti-social Behaviour, Crime and Policing Act 2014 (premises etc to which alcohol prohibition in a public spaces protection order does not apply), in subsection (1)(e), at the end insert “or by virtue of a pavement licence under section 1 of the Business and Planning Act 2020”.

Transitional provision

- 18 (1) This paragraph applies in relation to a pavement licence which is in force immediately before the commencement date and which –
 - (a) was granted with no limit on its duration, or
 - (b) was deemed to be granted under section 3(9) of the 2020 Act.
- (2) A pavement licence to which this paragraph applies expires at the end of the period of two years beginning with the commencement date.

- 19 The amendments made by paragraph 11 do not affect any permission granted by a council under section 115E of the Highways Act 1980 before the commencement date.

Levelling-up and Regeneration Bill

[AS BROUGHT FROM THE COMMONS]

A

B I L L

TO

Make provision for the setting of levelling-up missions and reporting on progress in delivering them; about local democracy; about town and country planning; about Community Infrastructure Levy; about the imposition of Infrastructure Levy; about environmental outcome reports for certain consents and plans; about nutrient pollution standards; about regeneration; about the compulsory purchase of land; about information and records relating to land, the environment or heritage; about the registration of short-term rental properties; for the provision for pavement licences to be permanent; about governance of the Royal Institution of Chartered Surveyors; about the charging of fees in connection with marine licences; and for connected purposes.

Brought from the Commons on 19th December 2022

Ordered to be Printed, 19th December 2022.

© Parliamentary copyright House of Commons and House of Lords 2022
*This publication may be reproduced under the terms of the Open Parliament Licence, which is published at
www.parliament.uk/site-information/copyright*

PUBLISHED BY THE AUTHORITY OF THE HOUSE OF LORDS