

2011 No. 1824

TOWN AND COUNTRY PLANNING

**The Town and Country Planning (Environmental
Impact Assessment) Regulations 2011**

Thomson Reuters (Legal) Limited.

UK Statutory Instruments Crown Copyright. Reproduced by permission of the Controller of Her Majesty's Stationery Office.

<i>Made</i>	<i>19th July 2011</i>
<i>Laid before Parliament</i>	<i>26th July 2011</i>
<i>Coming into force</i>	<i>24th August 2011</i>

The Secretary of State being designated¹ for the purposes of section 2(2) of the European Communities Act 1972 in relation to measures relating to the environment, in exercise of the powers conferred by that section, section 71A of the Town and Country Planning Act 1990², and having taken into account the selection criteria in Annex III to Council Directive 85/337/EEC³ as amended by Council Directive 97/11/EC⁴, makes the following Regulations:

Notes

¹ S.I. 2008/301.

² Section 71A was inserted by section 15 of the Planning and Compensation Act 1991 (c. 34).

³ O.J. No. L 175, 5.7.1985, p. 40. Council Directive 85/337/EEC was amended by Council Directive 97/11/EC, O.J. No. L 73, 14.3.1997, p. 5; Directive 2003/35/EC of the European Parliament and of the Council, O.J. No. L 156, 25.6.2003, p. 17; and Directive 2009/31/EC of the European Parliament and of the Council, O.J. No. L 140, 5.6.2009, p. 114.

⁴ O.J. No. L 73, 14.3.1997, p. 5.

Extent

Preamble: England

PART 1

General

✔ Law In Force

1.— Citation, commencement and application

(1) These Regulations may be cited as the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and shall come into force on 24 August 2011.

(2) Subject to paragraph (4), these Regulations shall apply in relation to England only.

(3) Paragraphs (2) and (6)(a) of regulation 17 shall not apply to the Isles of Scilly and, in relation to the Isles of Scilly, the reference in paragraph (7) of that regulation to paragraph (6) of that regulation shall be construed as a reference to paragraph (6)(b).

(4) Regulations 55 to 57 shall apply in relation to Scotland, Wales and Northern Ireland respectively¹.

Notes

¹ Regulations 55 to 57 relate to the Secretary of State's power to direct that the Regulations shall not apply to development that constitutes or forms part of a project serving national defence purposes. The decision as to whether a direction should be made in respect of projects situated in the devolved administrations will be taken by the Secretary of State. National defence is a reserved matter for Scotland (see paragraph 9 of Schedule 5 to the Scotland Act 1998 (c. 46)), an excepted matter for Northern Ireland (see paragraph 4 of Schedule 2 to the Northern Ireland Act 1998 (c.47)), and a matter not devolved to Wales.

Commencement

Pt 1 reg. 1(1)-(4): August 24, 2011

Extent

Pt 1 reg. 1(1)-(4): England

✔ Law In Force

2.— Interpretation

(1) In these Regulations—

“the Act” means the Town and Country Planning Act 1990 and references to sections are references to sections of that Act;

“the 1991 Act” means the Planning and Compensation Act 1991;

“the 1995 Act” means the Environment Act 1995;

“any other information” means any other substantive information relating to the environmental statement and provided by the applicant or the appellant as the case may be;

“any particular person” includes any non-governmental organisation promoting environmental protection;

“the consultation bodies” means—

(a) any body which the relevant planning authority is required to consult, or would, if an application for planning permission for the development in question were before them, be required to consult by virtue of article 16 (consultations before the grant of permission) of the Order or of any direction under that article;

(b) the Marine Management Organisation¹, in any case where the proposed development would affect, or would be likely to affect, any of the following areas—

- (i) waters in or adjacent to England up to the seaward limits of the territorial sea;
 - (ii) an exclusive economic zone², except any part of an exclusive economic zone in relation to which the Scottish Ministers have functions;
 - (iii) a Renewable Energy Zone³, except any part of a Renewable Energy Zone in relation to which the Scottish Ministers have functions;
 - (iv) an area designated under section 1(7) of the Continental Shelf Act 1964, except any part of that area which is within a part of an exclusive economic zone or Renewable Energy Zone in relation to which the Scottish Ministers have functions; and
- (c) the following bodies if not referred to in sub-paragraph (a) or (b)—
- (i) any principal council for the area where the land is situated, if not the relevant planning authority;
 - (ii) Natural England⁴;
 - (iii) the Environment Agency⁵;
 - (iv) other bodies designated by statutory provision as having specific environmental responsibilities and which the relevant planning authority or the Secretary of State, as the case may be, considers are likely to have an interest in the application;

“the Directive” means Council Directive 85/337/EEC;

“EIA application” means—

- (a) an application for planning permission for EIA development; or
- (b) a subsequent application in respect of EIA development;

“EIA development” means development which is either—

- (a) Schedule 1 development; or
- (b) Schedule 2 development likely to have significant effects on the environment by virtue of factors such as its nature, size or location;

“environmental information” means the environmental statement, including any further information and any other information, any representations made by any body required by these Regulations to be invited to make representations, and any representations duly made by any other person about the environmental effects of the development;

“environmental statement” means a statement—

- (a) that includes such of the information referred to in Part 1 of Schedule 4 as is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but
- (b) that includes at least the information referred to in Part 2 of Schedule 4;

“exempt development” means development in respect of which the Secretary of State has made a direction under regulation 4(4);

“further information” has the meaning given in regulation 22(1);

“General Regulations” means the Town and Country Planning General Regulations 1992⁶;

“inspector” means a person appointed by the Secretary of State pursuant to Schedule 6(1) to the Act⁷ to determine an appeal;

“the land” means the land on which the development would be carried out or, in relation to development already carried out, has been carried out;

“by local advertisement”, in relation to a notice, means—

(a) by publication of the notice in a newspaper circulating in the locality in which the land to which the application or appeal relates is situated; and

(b) where the relevant planning authority maintains a website for the purpose of advertisement of applications, by publication of the notice on the website;

“local development order” means a local development order made pursuant to section 61A⁸;

[“neighbourhood development order” means a neighbourhood development order made pursuant to section 61E;¹⁰]⁹

“the Order” means the Town and Country Planning (Development Management Procedure) (England) Order 2010;

[“order proposal” means a proposal for the making of a neighbourhood development order by a qualifying body under paragraph 1 of Schedule 4B to the Act;]¹¹

“principal council” has the meaning given by section 270(1) (general provisions as to interpretation) of the Local Government Act 1972;

[“qualifying body” has the meaning given by section 61E(6);]¹²

“register” means a register kept pursuant to section 69 (registers of applications etc) and

“appropriate register” means the register on which particulars of an application for planning permission for the relevant development have been placed or would fall to be placed if such an application were made;

“relevant mineral planning authority” means the body to whom it falls, fell, or would, but for a direction under paragraph—

(a) 7 of Schedule 2 to the 1991 Act;

(b) 13 of Schedule 13 to the 1995 Act; or

(c) 8 of Schedule 14 to the 1995 Act,

fall to determine the ROMP application in question;

“relevant planning authority” means the body to whom it falls, fell, or would, but for [an application made directly to the Secretary of State under section 62A (applications made directly to the Secretary of State) or]¹³ a direction under section 77¹⁴ (reference of applications to Secretary of State), fall to determine an application for planning permission for the development in question;

“ROMP application” means an application to a relevant mineral planning authority to determine the conditions to which a planning permission is to be subject under paragraph—

(a) 2(2) of Schedule 2 to the 1991 Act (registration of old mining permissions);

(b) 9(1) of Schedule 13 to the 1995 Act (review of old mineral planning permissions); or

(c) 6(1) of Schedule 14 to the 1995 Act (periodic review of mineral planning permissions);

“ROMP development” means development which has yet to be carried out and which is authorised by a planning permission in respect of which a ROMP application has been or is to be made;

“ROMP subsequent application” means an application for approval of a matter where the approval—

(a) is required by or under a condition to which a planning permission is subject following determination of a ROMP application; and

(b) must be obtained before all or part of the minerals development permitted by the planning permission may be begun or continued;

“ROMP subsequent consent” means consent granted pursuant to a ROMP subsequent application;

“Schedule 1 application” and “Schedule 2 application” mean an application for planning permission for Schedule 1 development and Schedule 2 development respectively;

“Schedule 1 development” means development, other than exempt development, of a description mentioned in Schedule 1;

“Schedule 2 development” means development, other than exempt development, of a description mentioned in Column 1 of the table in Schedule 2 where—

(a) any part of that development is to be carried out in a sensitive area; or

(b) any applicable threshold or criterion in the corresponding part of Column 2 of that table is respectively exceeded or met in relation to that development;

“scoping direction” and “scoping opinion” have the meanings given in regulation 13;

“screening direction” means a direction made by the Secretary of State as to whether development is EIA development;

“screening opinion” means a written statement of the opinion of the relevant planning authority as to whether development is EIA development;

“sensitive area” means any of the following—

(a) land notified under section 28(1) (sites of special scientific interest) of the Wildlife and Countryside Act 1981¹⁵;

(b) a National Park within the meaning of the National Parks and Access to the Countryside Act 1949¹⁶;

(c) the Broads¹⁷;

(d) a property appearing on the World Heritage List kept under article 11(2) of the 1972 UNESCO Convention for the Protection of the World Cultural and Natural Heritage¹⁸;

(e) a scheduled monument within the meaning of the Ancient Monuments and Archaeological Areas Act 1979¹⁹;

(f) an area of outstanding natural beauty designated as such by an order made by Natural England under section 82(1) (areas of outstanding natural beauty) of the Countryside and Rights of Way Act 2000;

(g) a European site within the meaning of regulation 8 of the Conservation of Habitats and Species Regulations 2010;

“subsequent application” means an application for approval of a matter where the approval—

(a) is required by or under a condition to which a planning permission is subject; and

(b) must be obtained before all or part of the development permitted by the planning permission may be begun;

“subsequent consent” means consent granted pursuant to a subsequent application.

(2) Subject to paragraph (3), expressions used both in these Regulations and in the Act have the same meaning for the purposes of these Regulations as they have for the purposes of the Act.

(3) Expressions used both in these Regulations and in the Directive (whether or not also used in the Act) have the same meaning for the purposes of these Regulations as they have for the purposes of the Directive.

(4) In these Regulations any reference to a Council Directive is a reference to that Directive as amended at the date these Regulations were made.

(5) In these Regulations references to the Secretary of State shall not be construed as references to an inspector.

Notes

- ¹ See section 1 of the Marine and Coastal Access Act 2009 (c. 23).
- ² See section 41 of the Marine and Coastal Access Act 2009.
- ³ See section 84(4) of the Energy Act 2004 (c. 20), substituted by the Marine and Coastal Access Act 2009.
- ⁴ See section 1(1) and 1(2) of the Natural Environment and Rural Communities Act 2006 (c.16).
- ⁵ See section 1(1) of the Environment Act 1995 (c. 25).
- ⁶ Relevant amending instruments are S.I. 1992/1982 and S.I. 1997/3006.
- ⁷ Schedule 6 was amended by the Environment Act 1995 (c. 25), Schedule 22, paragraph 44.
- ⁸ Section 61A of the Town and Country Planning Act 1990 was inserted by section 40 of the Planning and Compulsory Purchase Act 2004 (c.5).
- ⁹ Definition inserted by Neighbourhood Planning (General) Regulations 2012/637 Sch.3 para.4(a) (April 6, 2012)
- ¹⁰ Section 61E of the Town and Country Planning Act 1990 was inserted by paragraph 2 of Schedule 9 to the Localism Act 2011.
- ¹¹ Definition inserted by Neighbourhood Planning (General) Regulations 2012/637 Sch.3 para.4(b) (April 6, 2012)
- ¹² Definition inserted by Neighbourhood Planning (General) Regulations 2012/637 Sch.3 para.4(c) (April 6, 2012)
- ¹³ Words inserted by Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013/2140 Pt 5 art.27(2) (October 1, 2013)
- ¹⁴ Section 77 was amended by the Planning and Compensation Act 1991, Schedule 7, paragraph 18.
- ¹⁵ Substituted by the Countryside and Rights of Way Act 2001 (c. 37) section 75(1) and Schedule 9, paragraph 1, and amended by the Natural Environment and Rural Communities Act 2006 (c. 16) section 105(1), Schedule 11, Part 1, paragraph 79, and by the Marine and Coastal Access Act 2009 (c. 23) section 148, schedule 13, Part 2, paragraph 2(1).
- ¹⁶ S section 5(3).
- ¹⁷ See the Norfolk and Suffolk Broads Act 1988 (c. 4).
- ¹⁸ See Command Paper 9424.
- ¹⁹ See the definition in section 1(11).

Commencement

Pt 1 reg. 2(1)-(5): August 24, 2011

Extent

Pt 1 reg. 2(1)-(5): England

Law In Force

3.— Prohibition on granting planning permission or subsequent consent without consideration of environmental information

(1) This regulation applies—

- (a) to every application for planning permission for EIA development received by the authority with whom it is lodged on or after the commencement of these Regulations;
- (b) to every application for planning permission for EIA development lodged by an authority pursuant to regulation 3 or 4 (applications for planning permission) of the General Regulations on or after that date;

- (c) to every subsequent application in respect of EIA development received by the authority with whom it is lodged on or after the commencement of these Regulations; and
- (d) to every subsequent application in respect of EIA development lodged by an authority pursuant to regulation 11 of the General Regulations on or after the commencement of these Regulations;

(2) For the purposes of paragraph (1)(a) and (b), the date of receipt of an application by an authority shall be determined in accordance with article 29(3) (time periods for decision) of the Order.

(3) For the purpose of paragraph (1)(c) and (d), the date of receipt of an application by an authority shall be determined in accordance with article 30 (applications made under planning condition) of the Order.

(4) The relevant planning authority or the Secretary of State or an inspector shall not grant planning permission or subsequent consent pursuant to an application to which this regulation applies unless they have first taken the environmental information into consideration, and they shall state in their decision that they have done so.

Commencement

Pt 1 reg. 3(1)-(4): August 24, 2011

Extent

Pt 1 reg. 3(1)-(4): England

PART 2

Screening

Law In Force

4.— General provisions relating to screening

(1) Subject to paragraphs (3) and (4), the occurrence of an event mentioned in paragraph (2) shall determine for the purpose of these Regulations that development is EIA development.

(2) The events referred to in paragraph (1) are—

- (a) the submission by the applicant or appellant in relation to that development of a statement referred to by the applicant or appellant as an environmental statement for the purposes of these Regulations; or
- (b) the adoption by the relevant planning authority of a screening opinion to the effect that the development is EIA development.

(3) A direction of the Secretary of State shall determine for the purpose of these Regulations whether development is or is not EIA development.

(4)

- (a) The Secretary of State may direct that these Regulations shall not apply in relation to a particular proposed development specified in the direction either—
- (i) in accordance with Article 2(3) of the Directive (but without prejudice to Article 7 of the Directive), or
 - (ii) if the development comprises or forms part of a project serving national defence purposes and in the opinion of the Secretary of State compliance with these Regulations would have an adverse effect on those purposes;
- (b) Where a direction is given under paragraph (4)(a) the Secretary of State must send a copy of any such direction to the relevant planning authority.
- (5) Where a direction is given under paragraph (4)(a)(i) the Secretary of State must—
- (a) make available to the public the information considered in making the direction and the reasons for making the direction;
 - (b) consider whether another form of assessment would be appropriate; and
 - (c) take such steps as are considered appropriate to bring the information obtained under the other form of assessment to the attention of the public.
- (6) Where a local planning authority or the Secretary of State has to decide under these Regulations whether Schedule 2 development is EIA development the authority or Secretary of State shall take into account in making that decision such of the selection criteria set out in Schedule 3 as are relevant to the development.
- (7) Where a local planning authority adopts a screening opinion under regulation 5(5), or the Secretary of State makes a screening direction under paragraph (3)—
- (a) that opinion or direction shall be accompanied by a written statement giving clearly and precisely the full reasons for that conclusion; and
 - (b) the authority or the Secretary of State, as the case may be, shall send a copy of the opinion or direction and a copy of the written statement required by sub-paragraph (a) to the person who proposes to carry out, or who has carried out, the development in question.
- (8) The Secretary of State may make a screening direction either—
- (a) of the Secretary of State's own volition; or
 - (b) if requested to do so in writing by any person.
- (9) The Secretary of State may direct that particular development of a description mentioned in Column 1 of the table in Schedule 2 is EIA development in spite of the fact that none of the conditions contained in sub-paragraphs (a) and (b) of the definition of “Schedule 2 development” is satisfied in relation to that development.
- (10) The Secretary of State shall send a copy of any screening direction and a copy of the written statement required by paragraph (7)(a) to the relevant planning authority.

Commencement

Pt 2 reg. 4(1)-(10): August 24, 2011

Extent

Pt 2 reg. 4(1)-(10): England

✔ Law In Force

5.— Requests for screening opinions of the local planning authority

(1) A person who is minded to carry out development may request the relevant planning authority to adopt a screening opinion.

(2) A request for a screening opinion in relation to an application for planning permission shall be accompanied by—

- (a) a plan sufficient to identify the land;
- (b) a brief description of the nature and purpose of the development and of its possible effects on the environment; and
- (c) such other information or representations as the person making the request may wish to provide or make.

(3) A request for a screening opinion in relation to a subsequent application shall be accompanied by—

- (a) a plan sufficient to identify the land;
- (b) sufficient information to enable the relevant planning authority to identify any planning permission granted for the development in respect of which a subsequent application has been made;
- (c) an explanation of the likely effects on the environment which were not identified at the time that the planning permission was granted; and
- (d) such other information or representations as the person making the request may wish to provide or make.

(4) An authority receiving a request for a screening opinion shall, if they consider that they have not been provided with sufficient information to adopt an opinion, notify in writing the person making the request of the points on which they require additional information.

(5) An authority shall adopt a screening opinion within 3 weeks beginning with the date of receipt of a request made pursuant to paragraph (1) or such longer period as may be agreed in writing with the person making the request.

(6) An authority which adopts a screening opinion pursuant to paragraph (5) shall send a copy to the person who made the request.

(7) Where an authority—

- (a) fails to adopt a screening opinion within the relevant period mentioned in paragraph (5); or
- (b) adopts an opinion to the effect that the development is EIA development;

the person who requested the opinion may request the Secretary of State to make a screening direction.

(8) The person may make a request pursuant to paragraph (7) even if the authority have not received additional information which they have sought under paragraph (4).

Commencement

Pt 2 reg. 5(1)-(8): August 24, 2011

Extent

Pt 2 reg. 5(1)-(8): England

Law In Force

6.— Requests for screening directions of the Secretary of State

(1) A person who pursuant to regulation 5(7) requests the Secretary of State to make a screening direction shall submit with the request—

- (a) a copy of the request to the relevant planning authority under regulation 5(1) and the documents which accompanied it;
- (b) a copy of any notification received under regulation 5(4) and of any response sent;
- (c) a copy of any screening opinion received from the authority and of any accompanying statement of reasons; and
- (d) any representations that the person wishes to make.

(2) A person making a request pursuant to regulation 5(7) shall send to the relevant planning authority a copy of that request and of any representations that person makes to the Secretary of State.

(3) If the Secretary of State considers that sufficient information to make a screening direction has not been provided, the Secretary of State shall give notice in writing to the person making the request pursuant to regulation 5(7) of the points on which additional information is required, and may request the relevant planning authority to provide such information as they can on any of those points.

(4) The Secretary of State shall make a screening direction within 3 weeks beginning with the date of receipt of a request pursuant to regulation 5(7) or such longer period as may be reasonably required.

(5) The Secretary of State shall send a copy of any screening direction made pursuant to paragraph (4) to the person who made the request.

Commencement

Pt 2 reg. 6(1)-(5): August 24, 2011

Extent

Pt 2 reg. 6(1)-(5): England

PART 3

Procedures Concerning Applications for Planning Permission

Law In Force

7. Applications which appear to require screening opinion

Where it appears to the relevant planning authority that—

- (a) an application which is before them for determination is a Schedule 1 application or a Schedule 2 application; and
 - (b) the development in question has not been the subject of a screening opinion or screening direction; and
 - (c) the application is not accompanied by a statement referred to by the applicant as an environmental statement for the purposes of these Regulations,
- paragraphs (4) and (5) of regulation 5 shall apply as if the receipt or lodging of the application were a request made under regulation 5(1).

Commencement

Pt 3 reg. 7(a)-(c): August 24, 2011

Extent

Pt 3 reg. 7(a)-(c): England

✔ Law In Force

! Amendment(s) Pending

8.— Subsequent applications where environmental information previously provided

- (1) This regulation applies where it appears to the relevant planning authority that—
- (a) an application which is before them for determination—
 - (i) is a subsequent application in relation to Schedule 1 or Schedule 2 development;
 - (ii) has not itself been the subject of a screening opinion or screening direction; and
 - (iii) is not accompanied by a statement referred to by the applicant as an environmental statement for the purposes of these Regulations; and
 - (b) either—
 - (i) the original application was accompanied by a statement referred to by the applicant as an environmental statement for the purposes of these Regulations; or
 - (ii) the application is for the approval of a matter where the approval is required by or under a condition to which planning permission deemed by section 10(1) of the Crossrail Act 2008 is subject.
- (2) Where it appears to the relevant planning authority that the environmental information already before them is adequate to assess the environmental effects of the development, they shall take that information into consideration in their decision for subsequent consent.
- (3) Where it appears to the relevant planning authority that the environmental information already before them is not adequate to assess the environmental effects of the development, they shall serve a notice seeking further information in accordance with regulation 22(1).

Proposed Bill Amendments

Pt 3 reg. 8(1)(b)(ii): words inserted by High Speed Rail (London - West Midlands) Bill 2015 (HL Bill 111) s. 62(3) (date to be appointed)

Commencement

Pt 3 reg. 8(1)-(3): August 24, 2011

Extent

Pt 3 reg. 8(1)-(3): England

Law In Force

9. Subsequent applications where environmental information not previously provided

Where it appears to the relevant planning authority that—

(a) an application which is before them for determination—

- (i) is a subsequent application in relation to Schedule 1 or Schedule 2 development;
- (ii) has not itself been the subject of a screening opinion or screening direction; and
- (iii) is not accompanied by a statement referred to by the applicant as an environmental statement for the purposes of these regulations; and

(b) the original application was not accompanied by a statement referred to by the applicant as an environmental statement for the purposes of these Regulations,

paragraphs (4) and (5) of regulation 5 shall apply as if the receipt or lodging of the application were a request made under regulation 5(1).

Commencement

Pt 3 reg. 9(a)-(b): August 24, 2011

Extent

Pt 3 reg. 9(a)-(b): England

Law In Force

10.— Application made to a local planning authority without an environmental statement

(1) Where an EIA application which is before a local planning authority for determination is not accompanied by a statement referred to by the applicant as an environmental statement for the purposes of these Regulations, the authority shall notify the applicant in writing that the submission of an environmental statement is required.

(2) Where the relevant planning authority is aware that any particular person is or is likely to be affected by, or has an interest in, the application, who is unlikely to become aware of it by means of a site notice or by local advertisement, the relevant planning authority shall notify the applicant of any such person.

- (3) An authority shall notify the applicant in accordance with paragraph (1) within 3 weeks beginning with the date of receipt of the application or such longer period as may be agreed in writing with the applicant; but where the Secretary of State, after the expiry of that period of 3 weeks or of any longer period so agreed, makes a screening direction to the effect that the development is EIA development, the authority shall so notify the applicant within 7 days beginning with the date the authority received a copy of that screening direction.
- (4) An applicant receiving a notification pursuant to paragraph (1) may, within 3 weeks beginning with the date of the notification, write to the authority stating—
- (a) that the applicant accepts their view and is providing an environmental statement; or
 - (b) unless the condition referred to in paragraph (5) is satisfied, that the applicant is writing to the Secretary of State to request a screening direction.
- (5) For the purpose of paragraph (4)(b) the condition is—
- (a) if the application referred to in paragraph (1) is an application for planning permission, that the Secretary of State has made a screening direction in respect of the development;
 - (b) if the application referred to in paragraph (1) is a subsequent application, that the Secretary of State has made a screening direction subsequent to that application in respect of the development.
- (6) If the applicant does not write to the authority in accordance with paragraph (4), the permission or subsequent consent sought shall, unless the condition referred to in paragraph (7) is satisfied, be deemed to be refused at the end of the relevant 3 week period, and the deemed refusal—
- (a) shall be treated as a decision of the authority for the purposes of article 36(4)(c) (register of applications) of the Order; but
 - (b) shall not give rise to an appeal to the Secretary of State by virtue of section 78 (right to appeal against planning decisions and failure to take such decisions).
- (7) For the purpose of paragraph (6) the condition is—
- (a) if the application referred to in paragraph (1) is an application for planning permission, that the Secretary of State has made a screening direction to the effect that the development is not EIA development;
 - (b) if the application referred to in paragraph (1) is a subsequent application, that the Secretary of State has made a screening direction subsequent to that application, to the effect that the development is not EIA development.
- (8) An authority which has given a notification in accordance with paragraph (1) shall, unless the Secretary of State makes a screening direction to the effect that the development is not EIA development, determine the relevant application only by refusing planning permission or subsequent consent if the applicant does not submit an environmental statement and comply with regulation 17(6).
- (9) A person who requests a screening direction pursuant to paragraph (4)(b) shall send to the Secretary of State with the request copies of—
- (a) the application;
 - (b) all documents sent to the authority as part of the application;
 - (c) all correspondence between the applicant and the authority relating to the proposed development;
 - (d) a copy of any planning permission granted for the development; and
 - (e) in the case of a subsequent application, documents or information relating to the planning permission granted for the development that are relevant to the application,

and paragraphs (2) to (5) of regulation 6 shall apply to a request under this regulation as they apply to a request made pursuant to regulation 5(7).

Commencement

Pt 3 reg. 10(1)-(9)(e): August 24, 2011

Extent

Pt 3 reg. 10(1)-(9)(e): England

Law In Force

[10A.— Applications made directly to the Secretary of State without an environmental statement

(1) Where an application has been made directly to the Secretary of State under section 62A, and it appears to the Secretary of State that—

(a) it is an EIA application, and

(b) it is not accompanied by a statement referred to by the applicant as an environmental statement for the purposes of these Regulations,

the Secretary of State must notify the applicant in writing that the submission of an environmental statement is required and send a copy of that notification to the relevant planning authority.

(2) The Secretary of State must notify the applicant in accordance with paragraph (1) within 3 weeks beginning with the date the application was received or such longer period as may agreed in writing with the applicant.

(3) Where the Secretary of State is aware that any particular person is or is likely to be affected by, or has an interest in, the application, who is unlikely to become aware of it by means of a site notice or by local advertisement, the Secretary of State must notify the applicant of any such person.

(4) An applicant who receives a notification under paragraph (1) may, within 3 weeks beginning with the date of the notification, confirm in writing to the Secretary of State that an environmental statement will be provided.

(5) If the applicant does not write in accordance with paragraph (4), the Secretary of State is under no duty to deal with the application and, at the end of the 3 week period, he must inform the applicant in writing that no further action is being taken on the application.

(6) Where—

(a) a notification has been given under paragraph (1), and

(b) the applicant does not submit an environmental statement and comply with regulation 17(6),

the Secretary of State must determine the relevant application only by refusing planning permission.]¹

Notes

¹ Added by Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013/2140 Pt 5 art.27(3) (October 1, 2013)

ExtentPt 3 reg. 10A(1)-(6)(b): England

✔ Law In Force

11.— Application referred to the Secretary of State without an environmental statement

(1) Where an application has been referred to the Secretary of State for determination, and it appears to the Secretary of State that—

- (a) it is an EIA application; and
- (b) the development in question—
 - (i) has not been the subject of a screening opinion or screening direction; or
 - (ii) in the case of a subsequent application, was the subject of a screening opinion or direction before planning permission was granted to the effect that it is not EIA development; and
- (c) the application is not accompanied by a statement referred to by the applicant as an environmental statement for the purposes of these Regulations,

paragraphs (3) and (4) of regulation 6 shall apply as if the referral of the application were a request made by the applicant pursuant to regulation 5(7).

(2) Where an application has been referred to the Secretary of State for determination, and it appears to the Secretary of State that—

- (a) it is an EIA application, and
- (b) it is not accompanied by a statement referred to by the applicant as an environmental statement for the purposes of these Regulations,

the Secretary of State shall notify the applicant in writing that the submission of an environmental statement is required and shall send a copy of that notification to the relevant planning authority.

(3) The Secretary of State shall notify the applicant in accordance with paragraph (2) within 3 weeks beginning with the date the application was received or such longer period as may be reasonably required.

(4) Where the Secretary of State is aware that any particular person is or is likely to be affected by, or has an interest in, the application, who is unlikely to become aware of it by means of a site notice or by local advertisement, the Secretary of State shall notify the applicant of any such person.

(5) An applicant who receives a notification under paragraph (2) may, within 3 weeks beginning with the date of the notification, confirm in writing to the Secretary of State that an environmental statement will be provided.

(6) If the applicant does not write in accordance with paragraph (5), the Secretary of State shall be under no duty to deal with the application; and at the end of the 3 week period shall inform the applicant in writing that no further action is being taken on the application.

(7) Where—

- (a) a notification has been given under paragraph (2), and
- (b) the applicant does not submit an environmental statement and comply with regulation 17(6),

the Secretary of State shall determine the relevant application only by refusing planning permission or subsequent consent.

Commencement

Pt 3 reg. 11(1)-(7)(b): August 24, 2011

Extent

Pt 3 reg. 11(1)-(7)(b): England

Law In Force

12.— Appeal to the Secretary of State without an environmental statement

(1) Where on consideration of an appeal under section 78 (right to appeal against planning decisions and failure to take such decisions) it appears to the Secretary of State that—

- (a) the relevant application is an EIA application; and
- (b) the development in question —
 - (i) has not been the subject of a screening opinion or screening direction; or
 - (ii) in the case of a subsequent application, was the subject of a screening opinion or direction before planning permission was granted to the effect that it is not EIA development; and
- (c) the relevant application is not accompanied by a statement referred to by the appellant as an environmental statement for the purposes of these Regulations,

paragraphs (3) and (4) of regulation 6 shall apply as if the appeal were a request made by the appellant pursuant to regulation 5(7).

(2) Where an inspector is dealing with an appeal and a question arises as to whether the relevant application is an EIA application and it appears to the inspector that it may be such an application, the inspector shall refer that question to the Secretary of State and shall not determine the appeal, except by refusing planning permission or subsequent consent, before a screening direction is made.

(3) Paragraphs (3) and (4) of regulation 6 shall apply to a question referred under paragraph (2) as if the referral of that question were a request made by the appellant pursuant to regulation 5(7).

(4) Where it appears to the Secretary of State that the relevant application is an EIA application and is not accompanied by a statement referred to by the appellant as an environmental statement for the purposes of these Regulations, the Secretary of State shall notify the appellant in writing that the submission of an environmental statement is required and shall send a copy of that notification to the relevant planning authority.

(5) Where the Secretary of State is aware that any particular person is or is likely to be affected by, or has an interest in, the application, who is unlikely to become aware of it by means of a site notice or by local advertisement, the Secretary of State shall notify the appellant of any such person.

(6) An appellant who receives a notification under paragraph (4), may within 3 weeks beginning with the date of the notification, confirm in writing to the Secretary of State that an environmental statement will be provided.

(7) If the appellant does not write in accordance with paragraph (6), the Secretary of State or, where relevant, the inspector, shall be under no duty to deal with the appeal; and at the end of the 3 week period shall inform the appellant that no further action is being taken on the appeal.

(8) Where—

(a) a notification has been given under paragraph (4), and

(b) the appellant does not submit an environmental statement and comply with regulation 17(6),

the Secretary of State or, where relevant, the inspector shall determine the appeal only by refusing planning permission or subsequent consent.

Commencement

Pt 3 reg. 12(1)-(8)(b): August 24, 2011

Extent

Pt 3 reg. 12(1)-(8)(b): England

PART 4

Preparation of Environmental Statements

Law In Force

13.— Scoping opinions of the local planning authority

(1) A person who is minded to make an EIA application may ask the relevant planning authority to state in writing their opinion as to the information to be provided in the environmental statement (a “scoping opinion”).

(2) A request under paragraph (1) shall include—

(a) in relation to an application for planning permission—

(i) a plan sufficient to identify the land;

(ii) a brief description of the nature and purpose of the development and of its possible effects on the environment; and

(iii) such other information or representations as the person making the request may wish to provide or make;

(b) in relation to a subsequent application—

(i) a plan sufficient to identify the land;

(ii) sufficient information to enable the relevant planning authority to identify any planning permission granted for the development in respect of which a subsequent application has been made;

(iii) an explanation of the possible effects on the environment which were not identified at the time planning permission was granted; and

(iv) such other information or representations as the person making the request may wish to provide or make.

(3) An authority receiving a request under paragraph (1) shall, if they consider that they have not been provided with sufficient information to adopt a scoping opinion, notify the person making the request of the points on which they require additional information.

(4) An authority shall not adopt a scoping opinion in response to a request under paragraph (1) until they have consulted the person who made the request and the consultation bodies, but shall, subject to paragraph (5), within 5 weeks beginning with the date of receipt of that request or such longer period as may be agreed in writing with the person making the request, adopt a scoping opinion and send a copy to the person who made the request.

(5) Where a person has, at the same time as making a request for a screening opinion under regulation 5(1), asked the authority for an opinion under paragraph (1) above, and the authority have adopted a screening opinion to the effect that the development is EIA development, the authority shall, within 5 weeks beginning with the date on which that screening opinion was adopted or such longer period as may be agreed in writing with the person making the request, adopt a scoping opinion and send a copy to the person who made the request.

(6) Before adopting a scoping opinion the authority shall take into account—

- (a) the specific characteristics of the particular development;
- (b) the specific characteristics of development of the type concerned; and
- (c) the environmental features likely to be affected by the development.

(7) Where an authority fail to adopt a scoping opinion within the relevant period mentioned in paragraph (4) or (5), the person who requested the opinion may under regulation 14(1) ask the Secretary of State to make a direction as to the information to be provided in the environmental statement (a “scoping direction”).

(8) Paragraph (7) applies notwithstanding that the authority may not have received additional information which they have sought under paragraph (3).

(9) An authority which have adopted a scoping opinion in response to a request under paragraph (1) shall not be precluded from requiring of the person who made the request additional information in connection with any statement that may be submitted by that person as an environmental statement in connection with an application for planning permission or a subsequent application for the same development as was referred to in the request.

Commencement

Pt 4 reg. 13(1)-(9): August 24, 2011

Extent

Pt 4 reg. 13(1)-(9): England

Law In Force

14.— Scoping directions of the Secretary of State

- (1) A request made under this paragraph pursuant to regulation 13(7) shall include—
- (a) a copy of the request to the relevant planning authority under regulation 13(1);
 - (b) a copy of any relevant notification under regulation 13(3) and of any response;
 - (c) a copy of any relevant screening opinion received by the person making the request and of any accompanying statement of reasons; and
 - (d) any representations that the person making the request wishes to make.

(2) A person making a request under paragraph (1) shall send to the relevant planning authority a copy of that request, but that copy need not include the matters mentioned in sub-paragraphs (a) to (c) of that paragraph.

(3) If the Secretary of State considers that the information provided pursuant to paragraph (1) is insufficient to make a scoping direction, the Secretary of State shall give notice in writing to the person making the request of any points on which additional information is required; and may request the relevant planning authority to provide such information as they can on any of those points.

(4) The Secretary of State—

(a) shall consult the person making the request and the consultation bodies before making a scoping direction in response to a request under paragraph (1), and

(b) within 5 weeks beginning with the date of receipt of that request or such longer period as may be reasonably required, make a direction and send a copy to the person who made the request and to the relevant planning authority.

(5) Before making a scoping direction the Secretary of State shall take into account the matters specified in regulation 13(6).

(6) Neither the Secretary of State who has made a scoping direction in response to a request under paragraph (1) nor the relevant planning authority shall be precluded from requiring of the person who made the request additional information in connection with any statement that may be submitted by that person as an environmental statement in connection with an application for planning permission or a subsequent application for the same development as was referred to in the request.

Commencement

Pt 4 reg. 14(1)-(6): August 24, 2011

Extent

Pt 4 reg. 14(1)-(6): England

Law In Force

15.— Procedure to facilitate preparation of environmental statements

(1) Any person who intends to submit an environmental statement to the relevant planning authority or the Secretary of State under these Regulations may give notice in writing to that authority or the Secretary of State under this paragraph.

(2) A notice under paragraph (1) shall include the information necessary to identify the land and the nature and purpose of the development, and shall indicate the main environmental consequences to which the person giving the notice proposes to refer in his environmental statement.

(3) The recipient of—

(a) such notice as is mentioned in paragraph (1); or

(b) a written statement made pursuant to [regulation 10(4)(a), 10A(4), or 11(5) or 12(6)]¹ shall—

- (i) notify the consultation bodies in writing of the name and address of the person who intends to submit an environmental statement and of the duty imposed on the consultation bodies by paragraph (4) to make information available to that person; and
- (ii) inform in writing the person who intends to submit an environmental statement of the names and addresses of the bodies so notified.

(4) Subject to paragraph (5), the relevant planning authority and any body notified in accordance with paragraph (3) shall, if requested by the person who intends to submit an environmental statement, enter into consultation with that person to determine whether the authority or body has in its possession any information which that person or they consider relevant to the preparation of the environmental statement and, if they have, the authority or body shall make that information available to that person.

(5) A planning authority or other body which receives a request for information under paragraph (4) shall treat it as a request for information under regulation 5(1) of the Environmental Information Regulations 2004.

Notes

- ¹ Word inserted by Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013/2140 Pt 5 art.27(4) (October 1, 2013)

Commencement

Pt 4 reg. 15(1)-(5): August 24, 2011

Extent

Pt 4 reg. 15(1)-(5): England

PART 5

Publicity and Procedures on Submission of Environmental Statements

Law In Force

16.— Procedure where an environmental statement is submitted to a local planning authority

(1) An applicant who makes an EIA application shall submit to the relevant planning authority a statement, referred to as an “environmental statement” for the purposes of these Regulations, and shall provide the authority with 1 additional copy of the statement for transmission to the Secretary of State. If at the same time the applicant serves a copy of the statement to any other body, the applicant shall—

- (a) serve with it a copy of the application and any plan submitted with the application (unless these have already been provided to the body in question);
- (b) inform the body that representations may be made to the relevant planning authority; and
- (c) inform the authority of the name of every body so served and of the date of service.

- (2) When a relevant planning authority receive in connection with an EIA application a statement as described in paragraph (1) the authority shall—
- (a) send to the Secretary of State, within 14 days of receipt of the statement, 1 copy of the statement and a copy of the relevant application and of any documents submitted with the application;
 - (b) inform the applicant of the number of copies required to enable the authority to comply with sub-paragraph (c) below;
 - (c) forward to any consultation body which has not received a copy direct from the applicant a copy of the statement and inform any such consultation body that they may make representations;
 - (d) where the relevant planning authority are aware of any particular person who is or is likely to be affected by, or has an interest in, the application, who is unlikely to become aware of it by means of a site notice or by local advertisement, send a notice to such person containing the details set out in regulation 17(2)(b) to (j) and the name and address of the relevant planning authority.
- (3) The applicant shall send the copies required for the purposes of paragraph (2)(c) to the relevant planning authority.
- (4) Where an applicant submits an environmental statement to the authority in accordance with paragraph (1), the provisions of article 13 of and Schedule 3 to the Order (publicity for applications for planning permission) shall apply to a subsequent application as they apply to a planning application falling within paragraph 13(2) of the Order except that for the reference in the notice in Schedule 3 to the Order to “planning permission to” there shall be substituted “subsequent application in respect of”.
- (5) The relevant planning authority shall not determine the application until the expiry of 14 days from the last date on which a copy of the statement was served in accordance with this regulation.

Commencement

Pt 5 reg. 16(1)-(5): August 24, 2011

Extent

Pt 5 reg. 16(1)-(5): England

Law In Force

17.— Publicity where an environmental statement is submitted after the planning application

- (1) Where an application for planning permission or a subsequent application has been made without an environmental statement and the applicant proposes to submit such a statement, the applicant shall, before submitting it, comply with paragraphs (2) to (5).
- (2) The applicant shall publish in a local newspaper circulating in the locality in which the land is situated a notice stating—
- (a) the applicant's name, that an application is being made for planning permission or subsequent consent [to the relevant planning authority or the Secretary of State, as the case may be]¹, and the name and address of the relevant planning authority [or (in the

case of an application made to the Secretary of State) the name and address of the Secretary of State]² ;

(b) the date on which the application was made and, if it be the case, that it has been referred to the Secretary of State for determination or is the subject of an appeal to the Secretary of State;

(c) the address or location and the nature of the proposed development;

(d) that—

(i) a copy of the application, any accompanying plan and other documents, and a copy of the environmental statement, and

(ii) in the case of a subsequent application, a copy of the planning permission in respect of which that application has been made and supporting documents,

may be inspected by members of the public at all reasonable hours;

(e) an address in the locality in which the land is situated at which those documents may be inspected, and the latest date on which they will be available for inspection (being a date not less than 21 days later than the date on which the notice is published);

(f) an address (whether or not the same as that given under sub-paragraph (e)) in the locality in which the land is situated at which copies of the statement may be obtained;

(g) that copies may be obtained there so long as stocks last;

(h) if a charge is to be made for a copy, the amount of the charge;

(i) that any person wishing to make representations about the application should make them in writing, before the date named in accordance with sub-paragraph (e), to the relevant planning authority or (in the case of an application [made or]³ referred to the Secretary of State or an appeal) to the Secretary of State; and

(j) in the case of an application [made or]⁴ referred to the Secretary of State or an appeal, the address to which representations should be sent.

(3) An applicant who is notified under [regulation 10(2), 10A(3), 11(4) or 12(5)]⁵ of such a person as mentioned in any of those paragraphs shall serve a notice on every such person; and the notice shall contain the information specified in paragraph (2), except that the date specified as the latest date on which the documents will be available for inspection shall not be less than 21 days later than the date on which the notice is first served.

(4) The applicant shall post on the land a notice containing the information specified in paragraph (2), except that the date named as the latest date on which the documents will be available for inspection shall be not less than 21 days later than the date on which the notice is first posted. This provision shall not apply if the applicant has not, and is not reasonably able to acquire, such rights as would enable the applicant to comply.

(5) The notice mentioned in paragraph (4) must—

(a) be left in position for not less than 7 days in the 28 days immediately preceding the date of the submission of the statement; and

(b) be affixed firmly to some object on the land and sited and displayed in such a way as to be easily visible to, and readable by, members of the public without going on to the land.

(6) The statement, when submitted, shall be accompanied by—

(a) a copy of the notice mentioned in paragraph (2) certified by or on behalf of the applicant as having been published in a named newspaper on a date specified in the certificate; and

(b) a certificate by or on behalf of the applicant which states either—

- (i) that a notice was posted on the land in compliance with this regulation and when this was done, and that the notice was left in position for not less than 7 days in the 28 days immediately preceding the date of the submission of the statement, or that, without any fault or intention on the applicant's part, it was removed, obscured or defaced before 7 days had elapsed and the applicant took reasonable steps for its protection or replacement, specifying the steps taken; or
- (ii) that the applicant was unable to comply with paragraphs (4) and (5) because the applicant did not have the necessary rights to do so; that any reasonable steps available to acquire those rights have been taken but unsuccessfully, specifying the steps taken.

(7) Where an applicant indicates that it is proposed to provide a statement in the circumstances mentioned in paragraph (1), the relevant planning authority, the Secretary of State or the inspector, as the case may be, shall (unless disposed to refuse the permission or subsequent consent sought) suspend consideration of the application or appeal until receipt of the statement and the other documents mentioned in paragraph (6); and shall not determine it during the period of 21 days beginning with the date of receipt of the statement and the other documents so mentioned.

(8) Where it is proposed to submit an environmental statement in connection with an appeal, this regulation applies with the substitution of references to the appellant for references to the applicant.

Notes

- ¹ Words inserted by Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013/2140 Pt 5 art.27(5)(a)(i) (October 1, 2013)
- ² Words inserted by Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013/2140 Pt 5 art.27(5)(a)(ii) (October 1, 2013)
- ³ Words inserted by Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013/2140 Pt 5 art.27(5)(b) (October 1, 2013)
- ⁴ Words inserted by Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013/2140 Pt 5 art.27(5)(c) (October 1, 2013)
- ⁵ Word inserted by Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013/2140 Pt 5 art.27(5)(d) (October 1, 2013)

Commencement

Pt 5 reg. 17(1)-(8): August 24, 2011

Extent

Pt 5 reg. 17(1)-(8): England

Law In Force

18. Provision of copies of environmental statements and further information for the Secretary of State on referral or appeal

Where an applicant for planning permission or subsequent consent has submitted to the relevant planning authority in connection with that application an environmental statement, or further information, and—

- (a) the application is referred to the Secretary of State under section 77 (reference of applications to Secretary of State); or
- (b) the applicant appeals under section 78 (right to appeal against planning decisions and failure to take such decisions),

the applicant shall supply the Secretary of State with 1 copy of the statement and, where relevant, the further information unless, in the case of a referred application, the relevant planning authority have already done so.

Commencement

Pt 5 reg. 18(a)-(b): August 24, 2011

Extent

Pt 5 reg. 18(a)-(b): England

Law In Force

19.— Procedure where an environmental statement is submitted to the Secretary of State

(1) This regulation applies where an applicant submits an environmental statement to the Secretary of State, in relation to an EIA application which is before the Secretary of State or an inspector for determination or is the subject of an appeal to the Secretary of State.

(2) The applicant or appellant shall submit 2 copies of the statement to the Secretary of State who shall send 1 copy to the relevant planning authority.

(3) An applicant or appellant who submits an environmental statement to the Secretary of State may provide a copy of it to any other body, and if so shall comply with regulations 16(1)(a) and (b) as if the reference in regulation 16(1)(b) to the relevant planning authority were a reference to the Secretary of State, and inform the Secretary of State of the matters mentioned in regulation 16(1)(c).

(4) The Secretary of State shall comply with regulation 16(2) (except sub-paragraph (a) of that regulation) and the applicant or appellant with regulation 16(3) as if—

(a) references in those provisions to the relevant planning authority were references to the Secretary of State; and,

(b) in the case of an appeal, references to the applicant were references to the appellant, and the Secretary of State or the inspector shall comply with regulation 16(5) as if it referred to the Secretary of State or the inspector instead of to the relevant planning authority.

Commencement

Pt 5 reg. 19(1)-(4)(b): August 24, 2011

Extent

Pt 5 reg. 19(1)-(4)(b): England

✔ Law In Force

20. Availability of copies of environmental statements

An applicant for planning permission or subsequent consent, or an appellant, who submits an environmental statement in connection with an application or appeal, shall ensure that a reasonable number of copies of the statement are available at the address named in the notices published or posted pursuant to article 13 of the Order [, article 13 of the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013]¹ or regulation 17 as the address at which such copies may be obtained.

Notes

¹ Words inserted by Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013/2140 Pt 5 art.27(6) (October 1, 2013)

Commencement

Pt 5 reg. 20: August 24, 2011

Extent

Pt 5 reg. 20: England

✔ Law In Force

21. Charges for copies of environmental statements

A reasonable charge reflecting printing and distribution costs may be made to a member of the public for a copy of a statement made available in accordance with regulation 20.

Commencement

Pt 5 reg. 21: August 24, 2011

Extent

Pt 5 reg. 21: England

✔ Law In Force

22.— Further information and evidence respecting environmental statements

(1) A relevant planning authority, Secretary of State or inspector dealing with an application or appeal in relation to which the applicant or appellant has submitted an environmental statement, if of the opinion that the statement should contain additional information in order to be an environmental statement, shall notify the applicant or appellant in writing accordingly, and the applicant or appellant shall provide that additional information; and such information provided by the applicant or appellant is referred to in these Regulations as “further information”.

(2) Paragraphs (3) to (9) shall apply in relation to further information and any other information except in so far as the further information and any other information is provided for the purposes

of an inquiry or hearing held under the Act and the request for the further information made pursuant to paragraph (1) stated that it was to be provided for such purposes.

(3) The recipient of further information pursuant to paragraph (1) or any other information shall publish in a local newspaper circulating in the locality in which the land is situated a notice stating—

- (a) the name of the applicant for planning permission or subsequent consent or the appellant (as the case may be) and the name and address of the relevant planning authority;
- (b) the date on which the application was made and, if it be the case, that it has been referred to the Secretary of State for determination or is the subject of an appeal to the Secretary of State;
- (c) in the case of a subsequent application, sufficient information to enable the planning permission for the development to be identified;
- (d) the address or location and the nature of the proposed development;
- (e) that further information or any other information is available in relation to an environmental statement which has already been provided;
- (f) that a copy of the further information or any other information and of any environmental statement which relates to any planning permission or subsequent application may be inspected by members of the public at all reasonable hours;
- (g) an address in the locality in which the land is situated at which the further information or any other information may be inspected and the latest date on which it will be available for inspection (being a date not less than 21 days later than the date on which the notice is published);
- (h) an address (whether or not the same as that given pursuant to sub-paragraph (g)) in the locality in which the land is situated at which copies of the further information or any other information may be obtained;
- (i) that copies may be obtained there so long as stocks last;
- (j) if a charge is to be made for a copy, the amount of the charge;
- (k) that any person wishing to make representations about the further information or any other information should make them in writing, before the date specified in accordance with sub-paragraph (g), to the relevant planning authority, the Secretary of State or the inspector (as the case may be); and
- (l) the address to which representations should be sent.

(4) The recipient of the further information or any other information shall send a copy of it to each person to whom, in accordance with these Regulations, the statement to which it relates was sent.

(5) Where the recipient of the further information or any other information is the relevant planning authority they shall send to the Secretary of State 1 copy of the further information.

(6) The recipient of the further information may by notice in writing require the applicant or appellant to provide such number of copies of the further information or any other information as is specified in the notice (being the number required for the purposes of paragraph (4) or (5)).

(7) Where information is requested under paragraph (1) or any other information is provided, the relevant planning authority, the Secretary of State or the inspector, as the case may be, shall suspend determination of the application or appeal, and shall not determine it before the expiry of 14 days after the date on which the further information or any other information was sent to all persons to whom the statement to which it relates was sent or the expiry of 21 days after the date that notice of it was published in a local newspaper, whichever is the later.

(8) The applicant or appellant who provides further information or any other information, in accordance with paragraph (1) shall ensure that a reasonable number of copies of the information are available at the address named in the notice published pursuant to paragraph (3) as the address at which such copies may be obtained.

(9) A reasonable charge reflecting printing and distribution costs may be made to a member of the public for a copy of the further information or any other information, made available in accordance with paragraph (8).

(10) The relevant planning authority or the Secretary of State or an inspector may in writing require an applicant or appellant to produce such evidence as they may reasonably call for to verify any information in the environmental statement.

Commencement

Pt 5 reg. 22(1)-(10): August 24, 2011

Extent

Pt 5 reg. 22(1)-(10): England

PART 6**Availability of Directions etc and Notification of Decisions**

Law In Force

23.— Availability of opinions, directions etc for inspection

(1) Where particulars of a planning application or of a subsequent application are placed on Part 1 of the register, the relevant planning authority shall take steps to secure that there is also placed on that Part a copy of any relevant—

- (a) screening opinion;
- (b) screening direction;
- (c) scoping opinion;
- (d) scoping direction;
- (e) notification given under [regulation 10(1), 10A(1), 11(2) or 12(4)]¹;
- (f) direction under regulation 4(4);
- (g) environmental statement, including any further information and any other information;
- (h) statement of reasons accompanying any of the above.

(2) Where the relevant planning authority adopt a screening opinion or scoping opinion, or receive a request under regulation 13(1) or 14(1), a copy of a screening direction, scoping direction, or direction under regulation 4(4) before an application is made for planning permission or subsequent consent for the development in question, the authority shall take steps to secure that a copy of the opinion, request, or direction and any accompanying statement of reasons is made available for public inspection at all reasonable hours at the place where the appropriate register (or relevant

section of that register) is kept. Copies of those documents shall remain so available for a period of 2 years.

Notes

- ¹ Word inserted by Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013/2140 Pt 5 art.27(7) (October 1, 2013)

Commencement

Pt 6 reg. 23(1)-(2): August 24, 2011

Extent

Pt 6 reg. 23(1)-(2): England

Law In Force

24.— Duties to inform the public and the Secretary of State of final decisions

- (1) Where an EIA application is determined by a local planning authority, the authority shall—
- (a) in writing, inform the Secretary of State of the decision;
 - (b) inform the public of the decision, by local advertisement, or by such other means as are reasonable in the circumstances; and
 - (c) make available for public inspection at the place where the appropriate register (or relevant section of that register) is kept a statement containing—
 - (i) the content of the decision and any conditions attached to it;
 - (ii) the main reasons and considerations on which the decision is based including, if relevant, information about the participation of the public;
 - (iii) a description, where necessary, of the main measures to avoid, reduce and, if possible, offset the major adverse effects of the development; and
 - (iv) information regarding the right to challenge the validity of the decision and the procedures for doing so.
- (2) Where an EIA application is determined by the Secretary of State or an inspector, the Secretary of State shall—
- (a) notify the relevant planning authority of the decision; and
 - (b) provide the authority with such a statement as is mentioned in sub-paragraph (1)(c).
- (3) The relevant planning authority shall, as soon as reasonably practicable after receipt of a notification under paragraph (2)(a), comply with sub-paragraphs (b) and (c) of paragraph (1) in relation to the decision so notified as if it were a decision of the authority.

Commencement

Pt 6 reg. 24(1)-(3): August 24, 2011

Extent

Pt 6 reg. 24(1)-(3): England

PART 7

Development By a Local Planning Authority

☑ Law In Force

25. Modifications where application by a local planning authority

Where the relevant planning authority is also (or would be) the applicant (whether alone or jointly with any other person), these Regulations shall apply to an EIA application (or proposed application) subject to the following modifications—

- (a) subject to regulations 26(1) and (2), regulations 5 and 6 shall not apply;
- (b) [regulation 7]¹ shall apply as if the reference to paragraph (4) of regulation 5 were omitted;
- (c) regulation 10 shall not apply;
- (d) regulations 13 and 14 shall not apply;
- (e) paragraphs (1) to (3) of regulation 15 shall not apply, and regulation 15(4) shall apply to any consultation body from whom the relevant planning authority requests assistance as it applies to a body notified in accordance with regulation 15(3);
- (f) save for the purposes of regulations 19(3) and (4), regulation 16 shall apply as if—
 - (i) for paragraph (1), there were substituted—

“(1) When a relevant planning authority making an EIA application lodge a statement, referred to as an “environmental statement” for the purposes of these Regulations, they shall—

- (a) provide a copy of—
 - (i) that statement;
 - (ii) the relevant application and any plan submitted with it; and
 - (iii) in the case of a subsequent application, the planning permission granted for the development in respect of which the subsequent application has been made and any documents or information relating to the application,

to each consultation body;

- (b) inform each consultation body that representations may be made to the relevant planning authority; and
- (c) send to the Secretary of State within 14 days of lodging the statement—

- (i) 1 copy of the statement;
- (ii) a copy of the relevant application and of any documents submitted with the application; and
- (iii) in the case of a subsequent application, the planning permission granted for the development in respect of which the subsequent application has been made and any documents or information relating to the application.”;

- (ii) paragraphs (2) and (3) were omitted;
- (g) regulation 19 shall apply as if paragraph (2) were omitted.

Notes

¹ Words substituted by Neighbourhood Planning (General) Regulations 2012/637 Sch.3 para.5 (April 6, 2012)

Commencement

Pt 7 reg. 25(a)-(g): August 24, 2011

Extent

Pt 7 reg. 25(a)-(g): England

Law In Force

26.— Screening opinions and directions

(1) An authority which is minded to make a planning application or a subsequent application in relation to which it would be the relevant planning authority may adopt a screening opinion or request the Secretary of State in writing to make a screening direction, and paragraphs (3) and (4) of regulation 6 shall apply to such a request as they apply to a request made pursuant to regulation 5(7).

(2) A relevant planning authority which proposes to carry out development which they consider may be—

(a) development of a description specified in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995¹ other than development of a description specified in article 3(12) of that Order; or

(b) development for which permission would be granted but for regulation 27(1),
may adopt a screening opinion or request the Secretary of State to make a screening direction, and paragraphs (3) and (4) of regulation 6 shall apply to such a request as they apply to a request made pursuant to regulation 5(7).

(3) A request under paragraph (1) or (2) shall be accompanied by—

(a) in the case of a planning application, the documents described in regulation 5(2);

(b) in the case of a subsequent application, the documents described in regulation 5(3).

(4) An authority making a request under paragraph (1) or (2) shall send to the Secretary of State any additional information which is requested in writing to enable the Secretary of State to make a direction.

Notes

¹ To which there are amendments not relevant to these Regulations.

Commencement

Pt 7 reg. 26(1)-(4): August 24, 2011

Extent

Pt 7 reg. 26(1)-(4): England

PART 8

Restrictions of Grants of Permission

Law In Force

27.— Old simplified planning zone schemes or enterprise orders

(1) Any—

- (a) adoption or approval of a simplified planning zone scheme¹;
- (b) order designating an enterprise zone²; or
- (c) approval of a modified scheme in relation to an enterprise zone,

which has effect immediately before the commencement of these Regulations to grant planning permission shall, on and after that date, cease to have effect to grant planning permission for Schedule 1 development, and cease to have effect to grant planning permission for Schedule 2 development unless either:

- (i) the relevant planning authority has adopted a screening opinion; or
- (ii) the Secretary of State has made a screening direction,

to the effect that the particular proposed development is not EIA development.

(2) Paragraph (1) shall not affect the completion of any development begun before the commencement of these Regulations.

Notes

¹ See section 83 and Schedule 7 to the Town and Country Planning Act 1990 (c. 8).

² See sections 88 and 89 of the Town and Country Planning Act 1990 (c. 8) and Schedule 32 to the Local Government, Planning and Land Act 1980 (c. 65).

Commencement

Pt 8 reg. 27(1)-(2): August 24, 2011

Extent

Pt 8 reg. 27(1)-(2): England

Law In Force

28. New simplified planning zone schemes or enterprise zone orders

No—

- (a) adoption or approval of a simplified planning zone scheme;
- (b) order designating an enterprise zone made; or
- (c) modified scheme in relation to an enterprise zone approved,

after the commencement of these Regulations shall:

- (i) grant planning permission for EIA development; or

- (ii) grant planning permission for Schedule 2 development unless that grant is made subject to the prior adoption of a screening opinion or prior making of a screening direction that the particular proposed development is not EIA development.

Commencement

Pt 8 reg. 28(a)-(ii): August 24, 2011

Extent

Pt 8 reg. 28(a)-(ii): England

Law In Force

29.— Local development orders

- (1) This regulation applies in relation to Schedule 2 development for which a local planning authority propose to grant planning permission by local development order.
- (2) Where this regulation applies, the local planning authority shall not make a local development order unless they have adopted a screening opinion or the Secretary of State has made a screening direction.
- (3) Paragraphs (4) to (6) apply where—
- (a) the local planning authority adopts a screening opinion; or
 - (b) the Secretary of State makes a screening direction under these Regulations,
- to the effect that the development is EIA development.
- (4) The local planning authority shall not make a local development order which would grant planning permission for EIA development unless—
- (a) an environmental statement has been prepared in relation to that development; and
 - (b) the authority has first taken the environmental information into consideration, and they state in their decision that they have done so.
- (5) In a case to which this regulation shall have effect these Regulations shall apply subject to the following modifications—
- (a) regulations 3, 5 to 12, 15, 18 and 19 shall not apply;
 - (b) in regulation 4—
 - (i) paragraph (2)(a) shall not apply;
 - (ii) in paragraph (2)(b) for “relevant” substitute “local”;
 - (iii) in paragraph (4)(b) for “relevant” substitute “local”; and
 - (iv) in paragraph (10) for “relevant” substitute “local”;
 - (c) for regulation 13(1) substitute—

“(1) Where a proposed local development order is EIA development, the local planning authority shall state in writing its opinion as to the information to be provided in the environmental statement (“a scoping opinion”).”
 - (d) in regulation 14(1)(a) and (3) for “relevant” substitute “local”;
 - (e) for regulation 16 substitute—

“16.— Procedure where an environmental statement is prepared in relation to a local development order

(1) Where a statement, referred to as an “environmental statement” for the purposes of these Regulations, has been prepared in relation to EIA development for which a local planning authority proposes to grant planning permission by a local development order, the local planning authority shall—

(a) [...]¹

(b) send a copy of the statement to the consultation bodies and inform them that they may make representations; and

(c) notify any particular person of whom the authority are aware, who is likely to be affected by, or has an interest in, the application, who is unlikely to become aware of it by means of a site notice or by local advertisement, of an address in the locality in which the land is situated where a copy of the statement may be obtained and the address to which representations may be sent.

(2) The local planning authority shall not make the local development order until the expiry of 14 days from the last date on which a copy of the statement was served in accordance with this regulation.”;

(f) in regulation 17—

(i) omit paragraph (1);

(ii) for paragraph (2) substitute—

“(2) The local planning authority shall publish in a local newspaper circulating in the locality in which the land is situated a notice stating—

(a) the name and address of the local planning authority;

(b) the address or location and the nature of the development referred to in the proposed local development order;

(c) that a copy of the draft local development order and of any plan or other documents accompanying it together with a copy of the environmental statement may be inspected by members of the public at all reasonable hours;

(d) an address in the locality in which the land is situated at which those documents may be inspected, and the latest date on which they will be available for inspection (being a date not less than 21 days later than the date on which the notice is published);

(e) an address (whether or not the same as that given under sub-paragraph (d)) in the locality in which the land is situated at which copies of the statement may be obtained;

(f) that copies may be obtained there so long as stocks last;

(g) if a charge is to be made for a copy, the amount of the charge; and

(h) that any person wishing to make representations about the local development order should make them in writing, before the date specified in accordance with sub-paragraph (d), to the local planning authority.”;

(iii) in paragraph (4), for “applicant” substitute “local planning authority”.

- (iv) omit paragraphs (6) to (9);
- (g) for regulation 20 substitute—

“20. Availability of copies of environmental statements

The local planning authority shall ensure that a reasonable number of copies of the statement referred to as the environmental statement prepared in relation to EIA development for which the authority propose to grant planning permission by a local development order are available at—

- (a) their principal office during normal office hours; and
 - (b) at such other places within their area as they consider appropriate.”;
- (h) in regulation 22—
- (i) for paragraph (1) substitute—

“(1) Where an environmental statement has been submitted and the local planning authority is of the opinion that the statement should contain additional information in order to be an environmental statement, the local planning authority shall ensure that additional information is provided and such information provided is referred to in these Regulations as “further information””;

- (ii) for paragraph (3) substitute—

“(3) The local planning authority shall publish in a local newspaper circulating in the locality in which the land is situated a notice stating—

- (a) the name and address of the local planning authority;
 - (b) the address or location and the nature of the development referred to in the proposed local development order;
 - (c) that further information is available in relation to an environmental statement which has already been provided;
 - (d) that a copy of the further information may be inspected by members of the public at all reasonable hours;
 - (e) an address in the locality in which the land is situated at which the further information may be inspected, and the latest date on which it will be available for inspection (being a date not less than 21 days later than the date on which the notice is published);
 - (f) an address (whether or not the same as that given under sub-paragraph (e)) in the locality in which the land is situated at which copies of the further information may be obtained;
 - (g) that copies may be obtained there so long as stocks last;
 - (h) if a charge is to be made for a copy, the amount of the charge;
 - (i) that any person wishing to make representations about the further information should make them in writing, before the date specified in accordance with sub-paragraph (e), to the local planning authority;
 - (j) the address to which representations should be sent.”;
- (iii) for paragraph (4) substitute—

“(4) The local planning authority shall send a copy of the further information to each person to whom, in accordance with the Regulations, the statement to which it relates was sent and to the Secretary of State.”;

- (iv) omit paragraphs (5) and (6);
- (v) for paragraph (7) substitute—

“(7) Where information is provided under paragraph (1) the local planning authority shall not make the local development order before the expiry of 14 days after the date on which the further information was sent to all persons to whom the statement which it relates was sent or the expiry of 21 days after the date that notice of it was published in a local newspaper, whichever is the later.”;

- (vi) in paragraph (8)—
 - (aa) for “The applicant or appellant who provides further information or any other information in accordance with paragraph (1)” substitute “The local planning authority”; and
 - (bb) after “number of copies of the” insert “further or other”;
- (vii) for paragraph (10) substitute—

“(10) The local planning authority may in writing require the applicant or appellant to provide such evidence as they may reasonably call for to verify any information in the environmental statement.”;

- (i) in regulation 23—
 - (i) for paragraph (1) substitute—

“(1) Where particulars of a draft local development order are placed on Part 3 of the register, the local planning authority shall take steps to secure that there is also placed on that Part a copy of any relevant—

- (a) scoping opinion;
- (b) screening opinion;
- (c) screening direction;
- (d) direction under regulation 4(4);
- (e) the statement referred to as the environmental statement including any further information;
- (f) statement of reasons accompanying any of the above.”;

- (ii) omit paragraph (2);
- (j) in regulation 24—
 - (i) in paragraph (1) for “Where an EIA application is determined by a local planning authority” substitute “Where a local planning authority [adopt]² a local development order granting permission for development which constitutes EIA development” ; and
 - (ii) omit paragraphs (2) and (3); and
- (k) in regulation 53—
 - (i) in paragraph (1) for sub-paragraph (a) substitute—

“(a) it comes to the attention of the Secretary of State that EIA development proposed to be carried out in England for which a local planning authority propose to grant planning permission by a local

development order is likely to have significant effects on the environment in another EEA state; or”

; and

(ii) in paragraphs (3) and (6) for “application” substitute “proposed local development order”.

(6) In [paragraphs (6)(a), (6)(b)(i), and (c)(i) of article 34]³ of the Order after “local development order” insert “, the environmental statement” in each place where the words occur.

Notes

- ¹ Revoked by Growth and Infrastructure Act 2013 (Local Development Orders) (Consequential Provisions) (England) Order 2013/2879 art.3(a) (December 9, 2013: revocation has effect subject to transitional and saving provisions specified in SI 2013/2879 art.4)
- ² Word substituted by Growth and Infrastructure Act 2013 (Local Development Orders) (Consequential Provisions) (England) Order 2013/2879 art.3(b) (December 9, 2013: substitution has effect subject to transitional and saving provisions specified in SI 2013/2879 art.4)
- ³ Words revoked by Growth and Infrastructure Act 2013 (Local Development Orders) (Consequential Provisions) (England) Order 2013/2879 art.3(c) (December 9, 2013: revocation has effect subject to transitional and saving provisions specified in SI 2013/2879 art.4)

Commencement

Pt 8 reg. 29(1)-(6): August 24, 2011

Extent

Pt 8 reg. 29(1)-(6): England

Law In Force

[29A.— Neighbourhood development orders

(1) This regulation applies to Schedule 2 development for which an order proposal is submitted under paragraph 1 of Schedule 4B to the Act.

(2) Paragraphs (3) and (4) apply where—

(a) the local planning authority adopt a screening opinion; or

(b) the Secretary of State makes a screening direction under these Regulations,

to the effect that the development is Schedule 2 development likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

(3) No referendum may be held under paragraph 12(4) of Schedule 4B to the Act on the making of a neighbourhood development order which would grant planning permission for Schedule 2 development likely to have significant effects on the environment by virtue of factors such as its nature, size or location unless—

(a) an environmental statement has been prepared in relation to that development;

(b) the local planning authority are satisfied that the basic condition prescribed by paragraph 2 of Schedule 3 to the Neighbourhood Planning (General) Regulations 2012 is met; and

(c) the local planning authority have first taken the environmental information into consideration, and have stated in their decision that they have done so.

(4) In a case to which this regulation applies these Regulations have effect subject to the following modifications—

(a) regulation 3 shall not apply;

(b) in regulation 4—

(i) for sub-paragraph (2)(a), substitute—

“(a) the submission by a qualifying body in relation to that development of a statement referred to by the qualifying body as an environmental statement for the purposes of these Regulations; or”;
and

(ii) in sub-paragraph (7)(b), for “person” substitute “qualifying body”.

(c) in regulation 5—

(i) for paragraph (1), substitute—

“(1) A qualifying body which is minded to submit an order proposal may request the relevant local planning authority to adopt a screening opinion.”;

(ii) in paragraph (2)—

(aa) for “in relation to an application for planning permission” substitute “by a qualifying body”; and

(bb) for “person” substitute “qualifying body”;

(iii) paragraph (3) shall not apply; and

(iv) in paragraphs (4) to (8) for each reference to “person” substitute “qualifying body”;

(d) in regulation 6 for each reference to “person” substitute “qualifying body”;

(e) in regulation 7—

(i) for paragraph (a) substitute—

“(a) an order proposal which has been submitted to them under paragraph 1 of Schedule 4B to the Act relates to Schedule 2 development; and”;

(ii) in paragraph (c)—

(aa) for “application” substitute “order proposal”; and

(bb) for “applicant” substitute “qualifying body”; and

(iii) for “or lodging of the application” substitute “of the order proposal”;

(f) regulations 8 and 9 shall not apply;

(g) in regulation 10—

(i) for paragraph (1) substitute—

“(1) Where—

(a) a qualifying body submits an order proposal which is not accompanied by a statement referred to by the qualifying body as an environmental statement for the purposes of these Regulations; and

(b) the relevant planning authority is of the view that the development is Schedule 2 development likely to have significant effects on the environment by virtue of factors such as its nature, size or location, the authority shall notify the qualifying body in writing that the submission of an environmental statement is required.”;

(ii) in paragraph (2)—

- (aa) for “application” substitute “order proposal”; and
- (bb) for “applicant” substitute “qualifying body”;
- (iii) in paragraph (3)—
 - (aa) for each reference to “applicant” substitute “qualifying body”; and
 - (bb) for “application” substitute “order proposal”;
- (iv) for paragraphs (4) to (7) substitute—
 - “(4) A qualifying body receiving a notification pursuant to paragraph (1) may, within 3 weeks beginning with the date of the notification, write to the relevant planning authority stating—
 - (a) that it accepts their view and is providing an environmental statement; or
 - (b) unless the condition referred to in paragraph (5) is satisfied, that it is writing to the Secretary of State to request a screening direction.
 - (5) For the purpose of paragraph (4)(b) the condition is that the Secretary of State has made a screening direction in respect of the development.
 - (6) If the qualifying body does not write to the authority in accordance with paragraph (4), unless the condition referred to in paragraph (7) is satisfied, at the end of the 3 week period the relevant planning authority must decline to consider the order proposal.
 - (7) For the purpose of paragraph (6) the condition is that the Secretary of State has made a screening direction to the effect that the development is not EIA development.”;
- (v) in paragraph (8) for “determine the relevant application only by refusing planning permission or subsequent consent” substitute “decline to consider the order proposal”; and
- (vi) in paragraph (9)—
 - (aa) for “person” substitute “qualifying body”;
 - (bb) for “applicant” substitute “qualifying body”;
 - (cc) for each reference to “application” substitute “order proposal”;
 - (dd) sub-paragraphs (d) and (e) shall not apply;
- (h) regulations 11 and 12 shall not apply;
- (i) in regulation 13—
 - (i) for paragraphs (1) and (2) substitute—

“13.—

(1) A qualifying body which is minded to submit an order proposal in respect of Schedule 2 development likely to have significant effects on the environment by virtue of factors such as its size, nature or location may ask the relevant planning authority to state in writing their opinion as to the information to be provided in the environmental statement (“a scoping opinion”).

(2) A request under paragraph (1) shall include—

- (a) a plan sufficient to identify the land;

- (b) a brief description of the nature and purpose of the development and of its possible effects on the environment; and
- (c) such other information or representations as the qualifying body may wish to provide or make.”;

- (ii) for each reference to “person” substitute “qualifying body”; and
- (iii) for paragraph (9) substitute—

“(9) An authority which have adopted a scoping opinion in response to a request under paragraph (1) shall not be precluded from requiring additional information from the qualifying body in connection with any statement that may be submitted as an environmental statement in connection with any order proposal that relates to the same development as was referred to in the request.”;

- (j) in regulation 14—
 - (i) for each reference to “person” substitute “qualifying body”; and
 - (ii) for paragraph (6) substitute—

“(6) Neither the Secretary of State who has made a scoping direction in response to a request under paragraph (1) nor the relevant planning authority shall be precluded from requiring additional information from the qualifying body in connection with any statement that may be submitted as an environmental statement in connection with any order proposal that relates to the same development as was referred to in the request.”;

- (k) in regulation 15—
 - (i) for each reference to “person” substitute “qualifying body”; and
 - (ii) in paragraph (3), omit “or 11(5) or 12(6)”;

- (l) in regulation 16—
 - (i) in paragraph (1) for “An applicant who makes an EIA application” substitute “A qualifying body which makes an order proposal”;
 - (ii) for each reference to “applicant” substitute “qualifying body”;
 - (iii) for each reference to “application” substitute “order proposal”; and
 - (iv) for paragraph (5) substitute—

“(5) The local planning authority shall not submit the order proposal for independent examination under paragraph 7 of Schedule 4B to the Act until the expiry of 14 days from the last date on which a copy of the statement was served in accordance with this regulation.”;

- (m) in regulation 17—
 - (i) for paragraphs (1) and (2) (a) and (b) substitute—

17.— “Publicity where an environmental statement is submitted after the order proposal

(1) Where a qualifying body has submitted an order proposal without an environmental statement and the qualifying body later proposes to submit such a statement, it shall, before submitting it, comply with paragraphs (2) to (5).

(2) The qualifying body shall publish in a local newspaper circulating in the locality in which the land to which the order proposal relates is situated a notice stating—

- (a) the qualifying body's name, that an order proposal has been submitted, and the name and address of the relevant planning authority;
- (b) the date on which the order proposal was submitted;";
- (ii) in sub-paragraph (2)(d)(i) for "application" substitute "order proposal";
- (iii) sub-paragraph (2)(d)(ii) shall not apply;
- (iv) for sub-paragraph (2)(i) and (j) substitute—

"(i) that any person wishing to make representations about the order proposal should make them in writing, before the date named in accordance with sub-paragraph (e), to the relevant planning authority.";

- (v) in sub-paragraph (3)—
 - (aa) for "An applicant who" substitute "A qualifying body which";
 - (bb) omit ", 11(4) or 12(5)";
- (vi) in paragraphs (4) and (6) for each reference to "applicant" substitute "qualifying body";
- (vii) for paragraph (7) substitute—

"(7) Where a qualifying body indicates that it intends to provide a statement in the circumstances mentioned in paragraph (1), the relevant planning authority must not consider the order proposal further until 21 days following the receipt of the statement and of the other documents so mentioned."

; and

- (viii) omit paragraph (8);
- (n) regulations 18 and 19 shall not apply;
- (o) for regulation 20 substitute—

20. "Availability of copies of environmental statements

A qualifying body which submits an environmental statement in connection with a order proposal, shall ensure that a reasonable number of copies of the statement are available at the address named in the notices published or posted pursuant to regulation 23(2) of the Neighbourhood Planning (General) Regulations 2012 or regulation 17 as the address at which such copies may be obtained.";

- (p) In regulation 22—
 - (i) for paragraph (1) substitute—

"(1) Where a relevant planning authority or independent examiner dealing with an order proposal in relation to which a qualifying body has submitted an environmental statement are of the opinion that the statement should contain additional information in order to be an environmental statement, the authority or the examiner, as the case may be, shall notify the qualifying body in writing accordingly, and the qualifying body shall provide that

additional information; and such information provided by the qualifying body is referred to in these Regulations as “further information”.”;

(ii) for sub-paragraph (3)(a) substitute—

“(a) the name of the qualifying body and the name and address of the relevant planning authority;”;

(iii) for sub-paragraph (3)(b) substitute—

“(b) the date on which the order proposal was submitted;”;

(iv) sub-paragraph (3)(c) shall not apply;

(v) in sub-paragraph (3)(f) for “planning permission or subsequent application” substitute “order proposal”;

(vi) in sub-paragraph (3)(k) for “, the Secretary of State or the inspector (as the case may be)” substitute “or independent examiner.”;

(vii) in paragraph (6) for “applicant or appellant” substitute “qualifying body”;

(viii) for paragraph (7), substitute—

“(7) Where information is requested under paragraph (1) or any other information is provided—

(a) the relevant planning authority shall not consider the proposal further until 21 days following the receipt of the statement and of the other documents so mentioned;

(b) the independent examiner shall not make their report until 21 days following the receipt of the statement and of the other documents so mentioned.”

(ix) in paragraph (8) for “applicant or appellant” substitute “qualifying body”; and

(x) for paragraph (10) substitute—

“(10) The relevant planning authority or independent examiner may in writing require a qualifying body to produce such evidence as they may reasonably call for to verify any information in the environmental statement.”;

(q) In regulation 23—

(i) for paragraph (1) substitute—

“(1) Where particulars of an order proposal are placed on the register, the relevant planning authority shall take steps to secure that there is also placed on the register a copy of any relevant—”;

(ii) in sub-paragraph (1)(e) omit “, 11(2) or 12(4)”;

(iii) in paragraph (2) for “application is made for planning permission or subsequent consent” substitute “order proposal is submitted by a qualifying body”;

(r) in regulation 24—

(i) for “Where an EIA application is determined by a local planning authority,” substitute “As soon as possible after making a decision to make the neighbourhood development order under section 61E(4) of the Act or to refuse to make it under section 61E(8) of the Act,”; and

(ii) paragraphs (2) and (3) shall not apply.

(s) Parts 7 to 10 shall not apply; and

(t) in regulation 53—

- (i) in paragraph (3) for each reference to “application” substitute “order proposal”;
- (ii) in sub-paragraph (4)(b) for “before planning permission for the development is granted” substitute “before a decision is made under paragraph 12(4) of Schedule 4B to the Act that the draft order meets the basic conditions; and
- (iii) in paragraph (6) for “on the determination of the application concerned” substitute “on a decision being made under paragraph 12(4) of Schedule 4B to the Act that the draft order meets the basic conditions”.

]¹

Notes

¹ Added by Neighbourhood Planning (General) Regulations 2012/637 Sch.3 para.6 (April 6, 2012)

Extent

Pt 8 reg. 29A(1)-(4)(t)(iii): England

PART 9

Unauthorised Development

Law In Force

30. Interpretation

In this Part, “unauthorised EIA development” means EIA development which is the subject of an enforcement notice under section 172¹.

Notes

¹ Section 172 was substituted by the Planning and Compensation Act 1991 (c. 34), section 5.

Commencement

Pt 9 reg. 30: August 24, 2011

Extent

Pt 9 reg. 30: England

Law In Force

31. Prohibition on the grant of planning permission for unauthorised EIA development

The Secretary of State or an inspector shall not grant planning permission or subsequent consent under section 177(1)¹ (grant or modification of planning permission on appeals against enforcement notices) in respect of unauthorised EIA development unless the Secretary of State or inspector has first taken the environmental information into consideration, and shall state in the decision that they have done so.

Notes

- ¹ Section 177 was amended by the Planning and Compensation Act 1991 (c. 34), sections 6(3) and 32, and Schedule 7 paragraph 24.

Commencement

Pt 9 reg. 31: August 24, 2011

Extent

Pt 9 reg. 31: England

Law In Force

32.— Screening opinions of the local planning authority

(1) Where it appears to the local planning authority by whom or on whose behalf an enforcement notice is to be issued that the matters constituting the breach of planning control comprise or include Schedule 1 development or Schedule 2 development they shall, before the enforcement notice is issued, adopt a screening opinion.

(2) Where it appears to the local planning authority by whom or on whose behalf an enforcement notice is to be issued that the matters constituting the breach of planning control comprise or include EIA development they shall serve with a copy of the enforcement notice a notice (“regulation 32 notice”) which shall—

- (a) include the screening opinion required by paragraph (1) and the written statement required by regulation 4(7); and
- (b) require a person who gives notice of an appeal under section 174¹ to submit to the Secretary of State with the notice 2 copies of an environmental statement relating to that EIA development.

(3) The authority by whom a regulation 32 notice has been served shall send a copy of it to—

- (a) the Secretary of State;
- (b) the consultation bodies; and
- (c) any particular person of whom the authority is aware, who is likely to be affected by, or has an interest in, the regulation 32 notice.

(4) Where an authority provide the Secretary of State with a copy of a regulation 32 notice they shall include with it a list of the other persons to whom a copy of the notice has been or is to be sent.

Notes

- ¹ Section 174 was amended by the Planning and Compensation Act 1991 (c. 34), section 6(1) and Schedule 7, paragraph 22, and by S.I 2003/956. See also section 177(5) which was amended by the Planning and Compensation Act 1991, Schedule 7, paragraph 24.

Commencement

Pt 9 reg. 32(1)-(4): August 24, 2011

Extent

Pt 9 reg. 32(1)-(4): England

Law In Force

33. Screening directions of the Secretary of State

Any person on whom a regulation 32 notice is served may, within 3 weeks beginning with the date the notice is served, apply to the Secretary of State for a screening direction and the following shall apply—

- (a) an application under this regulation shall be accompanied by—
 - (i) a copy of the regulation 32 notice;
 - (ii) a copy of the enforcement notice which accompanied it; and
 - (iii) such other information or representations as the applicant may wish to provide or make;
- (b) at the same time as applying to the Secretary of State, the applicant shall send to the authority by whom the regulation 32 notice was served, a copy of the application under this regulation and of any information or representations provided or made in accordance with sub-paragraph (a)(iii);
- (c) if the Secretary of State considers that the information provided in accordance with sub-paragraph (a) is insufficient to make a direction, the Secretary of State shall notify the applicant and the authority of the matters in respect of which additional information is required; and the information so requested shall be provided by the applicant within such reasonable period as may be specified in the notice;
- (d) the Secretary of State shall send a copy of the direction to the applicant;
- (e) without prejudice to sub-paragraph (d), where the Secretary of State directs that the matters which are alleged to constitute the breach of planning control do not comprise or include EIA development, the Secretary of State shall send a copy of the direction to every person to whom a copy of the regulation 32 notice was sent.

Commencement

Pt 9 reg. 33(a)-(e): August 24, 2011

Extent

Pt 9 reg. 33(a)-(e): England

Law In Force

34.— Provision of information

(1) The relevant planning authority and any person, other than the Secretary of State, to whom a copy of the regulation 32 notice has been sent (“the consultee”) shall, if requested by the person on whom the regulation 32 notice was served, enter into consultation with that person to determine whether the consultee has in their possession any information which that person or the consultee

consider relevant to the preparation of an environmental statement and, if they have, the consultee shall make any such information available to that person.

(2) Regulation 15(5) shall apply to information under paragraph (1) as it applies to any information falling within regulation 15(4).

Commencement

Pt 9 reg. 34(1)-(2): August 24, 2011

Extent

Pt 9 reg. 34(1)-(2): England

Law In Force

35.— Appeal to the Secretary of State without a screening opinion or screening direction

(1) Where on consideration of an appeal under section 174 it appears to the Secretary of State that the matters which are alleged to constitute the breach of planning control comprise or include Schedule 1 development or Schedule 2 development, the Secretary of State shall, before any notice is served pursuant to regulation 36, make a screening direction.

(2) Where an inspector is dealing with an appeal under section 174 and a question arises as to whether the matters which are alleged to constitute the breach of planning control comprise or include Schedule 1 development or Schedule 2 development, the inspector shall refer that question to the Secretary of State.

(3) Before receiving a screening direction the inspector shall not determine the application which is deemed to have been made by virtue of the appeal under section 174 (“the deemed application”) except to refuse that application.

(4) Where a question is referred under paragraph (2), the Secretary of State shall make a screening direction within 3 weeks beginning with the date on which the question was referred or such longer period as may be reasonably required.

(5) The Secretary of State shall send a copy of any screening direction made pursuant to paragraph (4) to the inspector.

(6) If the Secretary of State considers that sufficient information to make a screening direction has not been provided, the Secretary of State shall give notice in writing to the applicant and the authority by whom the regulation 32 notice was served of the matters in respect of which additional information is required; and the information so requested shall be provided by the applicant within such reasonable period as may be specified in the notice.

(7) If an appellant to whom notice has been given under paragraph (6) fails to comply with the requirements of that notice—

(a) the application which is deemed to have been made by virtue of the appeal made under section 174; and

(b) the appeal in so far as it is brought under the ground mentioned in section 174(2)(a) (“the ground (a) appeal”),

shall lapse at the end of the period specified in the notice.

Commencement

Pt 9 reg. 35(1)-(7)(b): August 24, 2011

Extent

Pt 9 reg. 35(1)-(7)(b): England

Law In Force

36. Appeal to the Secretary of State without an environmental statement

Where the Secretary of State or an inspector is considering an appeal under section 174 and the matters which are alleged to constitute the breach of planning control comprise or include unauthorised EIA development, and the documents submitted for the purposes of the appeal do not include a statement referred to by the appellant as an environmental statement for the purposes of these Regulations, the following procedure shall apply—

(a) the Secretary of State shall, subject to sub-paragraph (b), within the period of 3 weeks beginning with the day on which the appeal is received, or such longer period as may be reasonably required, notify the appellant in writing of the requirements of sub-paragraph (c) below;

(b) notice need not be given under sub-paragraph (a) where the appellant has submitted an environmental statement to the Secretary of State for the purposes of an appeal under section 78 (right to appeal against planning decisions and failure to take such decisions) which—

(i) relates to the development to which the appeal under section 174 relates; and

(ii) is to be determined at the same time as that appeal under section 174;

and that statement, any further information, any other information and the representations (if any) made in relation to it shall be treated as the environmental information for the purpose of [regulation 31]¹ ;

(c) the appellant shall, within the period specified in the notice or such longer period as the Secretary of State may allow, submit to the Secretary of State 2 copies of an environmental statement relating to the unauthorised EIA development in question;

(d) the Secretary of State shall send to the relevant planning authority a copy of any notice sent to the appellant under sub-paragraph (a);

(e) if an appellant to whom notice has been given under sub-paragraph (a) fails to comply with the requirements of sub-paragraph (c), the deemed application and the ground (a) appeal (if any) shall lapse at the end of the period specified or allowed (as the case may be);

(f) as soon as reasonably practicable after the occurrence of the event mentioned in sub-paragraph (e), the Secretary of State shall notify the appellant and the local planning authority in writing that the deemed application and the ground (a) appeal (if any) have lapsed.

Notes

¹ Words substituted by Neighbourhood Planning (General) Regulations 2012/637 Sch.3 para.7 (April 6, 2012)

Commencement

Pt 9 reg. 36(a)-(f): August 24, 2011

Extent

Pt 9 reg. 36(a)-(f): England

Law In Force

37. Procedure where an environmental statement is submitted to the Secretary of State

Where the Secretary of State receives (otherwise than as mentioned in regulation 36(b)) an environmental statement in connection with an enforcement appeal, the Secretary of State shall—

- (a) send a copy of that statement to the relevant planning authority, advise the authority that the statement will be taken into consideration in determining the deemed application and the ground (a) appeal (if any), and inform them that they may make representations; and
 - (b) notify the persons to whom a copy of the relevant regulation 32 notice was sent that the statement will be taken into consideration in determining the deemed application and the ground (a) appeal (if any), and inform them that they may make representations and that, if they wish to receive a copy of the statement or any part of it, they must notify the Secretary of State of their requirements within 7 days of the receipt of the Secretary of State's notice; and
 - (c) respond to requirements notified in accordance with sub-paragraph (b) by providing a copy of the statement or of the part requested (as the case may be).
-

Commencement

Pt 9 reg. 37(a)-(c): August 24, 2011

Extent

Pt 9 reg. 37(a)-(c): England

Law In Force

38. Further information and evidence respecting environmental statements

Regulations 22(1) and 22(10) shall apply to statements provided in accordance with [this Part]¹ with the following modifications—

- (a) where the Secretary of State or an inspector notifies the appellant under regulation 22(1), the appellant shall provide the further information within such period as the Secretary of State or the inspector may specify in the notice or such longer period as the Secretary of State or the inspector may allow;
- (b) if an appellant to whom a notice has been given under sub-paragraph (a) fails to provide the further information within the period specified or allowed (as the case may be), the deemed application and the ground (a) appeal (if any) shall lapse at the end of that period.

Notes

¹ Words substituted by Neighbourhood Planning (General) Regulations 2012/637 Sch.3 para.8 (April 6, 2012)

Commencement

Pt 9 reg. 38(a)-(b): August 24, 2011

Extent

Pt 9 reg. 38(a)-(b): England

Law In Force

39.— Publicity for environmental statements or further information

(1) Where an authority receive a copy of a statement or further information by virtue of regulation 37(a) or any other information they shall publish by local advertisement a notice stating—

- (a) the name of the appellant and that the enforcement notice has been appealed to the Secretary of State;
- (b) the address or location of the land to which the notice relates and the nature of the development;
- (c) sufficient information to enable any planning permission for the development to be identified;
- (d) that a copy of the statement, further information or any other information and of any planning permission may be inspected by members of the public at all reasonable hours;
- (e) an address in the locality in which the land is situated at which the statement or further information or any other information may be inspected, and the latest date on which it will be available for inspection (being a date not less than 21 days later than the date on which the notice is published);
- (f) that any person wishing to make representations about any matter dealt with in the statement or further information or any other information should make them in writing, no later than 14 days after the date named in accordance with sub-paragraph (e), to the Secretary of State; and
- (g) the address to which any such representations should be sent.

(2) The authority shall as soon as practicable after publication of a notice in accordance with paragraph (1) send to the Secretary of State a copy of the notice certified by or on behalf of the authority as having been published by local advertisement on a date specified in the certificate.

(3) Neither the Secretary of State receiving a certificate under paragraph (2) nor an inspector shall determine the deemed application or the ground (a) appeal in respect of the development to which the certificate relates until the expiry of 14 days from the date stated in the published notice as the last date on which the statement or further information was available for inspection.

Commencement

Pt 9 reg. 39(1)-(3): August 24, 2011

Extent

Pt 9 reg. 39(1)-(3): England

Law In Force

40.— Public inspection of documents

(1) The relevant planning authority shall make available for public inspection at all reasonable hours at the place where the appropriate register (or relevant part of that register) is kept a copy of—

- (a) every regulation 32 notice given by the authority;
- (b) every notice received by the authority under regulation 36(d); and
- (c) every statement and all further information received by the authority under regulation 37(a);

and copies of those documents shall remain so available for a period of 2 years or until they are entered in Part 2 of the register in accordance with paragraph (2), whichever is the sooner.

(2) Where particulars of any planning permission granted by the Secretary of State or an inspector under section 177 are entered in Part 2 of the register¹, the relevant planning authority shall take steps to secure that that Part also contains a copy of any of the documents referred to in paragraph (1) as are relevant to the development for which planning permission has been granted.

(3) The provisions of regulations 24(2) and 24(3) apply to a deemed application and a grant of planning permission under section 177 as they apply to an application for and grant of planning permission under Part 3 of the Act.

Notes

¹ See section 177(8)Town and Country Planning Act 1990.

Commencement

Pt 9 reg. 40(1)-(3): August 24, 2011

Extent

Pt 9 reg. 40(1)-(3): England

Law In Force

41. Significant transboundary effects

Regulation 53 shall apply to unauthorised EIA development as if—

- (a) for regulation 53(1)(a) there were substituted—

“(a) on consideration of an appeal under section 174 the Secretary of State is of the opinion that the matters which are alleged to constitute the breach of planning control comprise or include EIA development and that the development has or is likely to have significant effects on the environment in another EEA State; or”

(b) in regulation 53(3)(a) the words “a copy of the application concerned” were replaced by the words “a description of the development concerned”;

(c) in regulation 53(3)(c) the words “to which that application relates” were omitted; and

(d) in regulation 53(6) the word “application” was replaced by the word “appeal”.

Commencement

Pt 9 reg. 41(a)-(d): August 24, 2011

Extent

Pt 9 reg. 41(a)-(d): England

PART 10**ROMP Applications**

Law In Force

42. General application of the Regulations to ROMP applications

These Regulations shall apply to—

- (a) a ROMP application as they apply to an application for planning permission;
- (b) a ROMP subsequent application as they apply to a subsequent application;
- (c) ROMP development as they apply to development in respect of which an application for planning permission is, has been, or is to be made;
- (d) a relevant mineral planning authority as they apply to a relevant planning authority;
- (e) a person making a ROMP application as they apply to an applicant for planning permission;
- (f) a person making a ROMP subsequent application as they apply to a person making a subsequent application;
- (g) the determination of a ROMP application as they apply to the granting of a planning permission; and
- (h) the granting of ROMP subsequent consent as they apply to the granting of subsequent consent,

subject to the modifications and additions set out in this Part.

Commencement

Pt 10 reg. 42(a)-(h): August 24, 2011

Extent

Pt 10 reg. 42(a)-(h): England

Law In Force

43. Modification of provisions on prohibition of granting planning permission or subsequent consent

In [regulation 3]¹ (prohibition on granting planning permission or subsequent consent without consideration of environmental information)—

(a) in sub-paragraph (1)(b) for “3 or 4 (applications for planning permission)” substitute “11 (other consents)”;

(b) in paragraph (2), in the case of a ROMP application, for the words “determined in accordance with [article 29(3)]² (time periods for decision) of the Order”, substitute “the date on which a ROMP application has been made which complies with the provisions of paragraphs 2(3) to (5) and 4(1) of Schedule 2 to the 1991 Act, 9(2) of Schedule 13 to the 1995 Act, or 6(2) of Schedule 14 to the 1995 Act”.

Notes

¹ Words substituted by Neighbourhood Planning (General) Regulations 2012/637 Sch.3 para.9(a) (April 6, 2012)

² Words substituted by Neighbourhood Planning (General) Regulations 2012/637 Sch.3 para.9(b) (April 6, 2012)

Commencement

Pt 10 reg. 43(a)-(b): August 24, 2011

Extent

Pt 10 reg. 43(a)-(b): England

Law In Force

44. Modification of provisions on application to local planning authority without an environmental statement

In the case of a ROMP application, in regulation 10(4) (application made to a local planning authority without an environmental statement)—

(a) for “3” substitute “6”; and

(b) after “the notification” insert “, or within such other period as may be agreed with the authority in writing”.

Commencement

Pt 10 reg. 44(a)-(b): August 24, 2011

Extent

Pt 10 reg. 44(a)-(b): England

Law In Force

45.— Disapplication of Regulations and modifications of provisions on application referred to or appealed to the Secretary of State without an environmental statement

(1) In the case of a ROMP application, regulations 10(6) and (8), 11(6) and (7), 12(7) and (8), 25 and 61 shall not apply.

(2) In the case of a ROMP application, in regulation 11(5) (application referred to the Secretary of State without an environmental statement) and in regulation 12(6) (appeal to the Secretary of State without an environmental statement)—

(a) for “3” substitute “6”;

(b) after “the notification” insert “, or within such other period as may be agreed with the Secretary of State in writing,”.

Commencement

Pt 10 reg. 45(1)-(2)(b): August 24, 2011

Extent

Pt 10 reg. 45(1)-(2)(b): England

Law In Force

46.— Substitution of references to section 78 right of appeal and modification of provisions on appeal to the Secretary of State without an environmental statement

(1) In the case of a ROMP application, in regulations 12(1) and 18(b), for the references to “section 78 (right to appeal against planning decisions and failure to take such decisions)” substitute—

“paragraph 5(2) of Schedule 2 to the 1991 Act, paragraph 11(1) of Schedule 13 to the 1995 Act or paragraph 9(1) of Schedule 14 to the 1995 Act (right of appeal)”.

(2) In the case of a ROMP application, in regulation 12(2) (appeal to the Secretary of State without an environmental statement) omit the words “, except by refusing planning permission or subsequent consent,”.

Commencement

Pt 10 reg. 46(1)-(2): August 24, 2011

Extent

Pt 10 reg. 46(1)-(2): England

Law In Force

47.— Modification of provisions on preparation, publicity and procedures on submission of environmental statements

(1) In the case of a ROMP application, in regulations 13(9) and 14(6) for the words “an application for planning permission or a subsequent application for” substitute “a ROMP application which relates to another planning permission which authorises”.

(2) In the case of a ROMP application, in regulation 16 (procedure where an environmental statement is submitted to a local planning authority) for paragraph (4) substitute—

“ [(4)]¹ Where an applicant submits an environmental statement to the authority in accordance with paragraph (1), the provisions of article 13 of and Schedule 3 to the Order (publicity for applications for planning permission) shall apply to a ROMP application under paragraph—

- (a) 2(2) of Schedule 2 to the 1991 Act, and
- (b) 6(1) of Schedule 14 to the 1995 Act²,

as they apply to a planning application falling within paragraph 13(2) of the Order except that for the references in the notice in Schedule 3 to the Order to “planning permission” there shall be substituted “determination of the conditions to which a planning permission is to be subject” and that notice shall refer to the relevant provisions of the 1991 or 1995 Act pursuant to which the application is made.”

(3) In the case of a ROMP application, in regulation 17 (publicity where an environmental statement is submitted after the planning application)—

- (a) in paragraph (2)(a) for the words “that an application is being made for planning permission or subsequent consent” substitute—

“that an application is being made for determination of the conditions to which a planning permission is to be subject, the relevant provisions of the 1991 or 1995 Act pursuant to which the application is made”;

- (b) for paragraph (7) substitute—

“(7) Where an applicant indicates that it is proposed to provide such a statement and in such circumstances as are mentioned in paragraph (1), the relevant planning authority, the Secretary of State or the inspector, as the case may be, shall suspend consideration of the application or appeal until the date specified by the authority or the Secretary of State for submission of the environmental statement and compliance with paragraph (6); and shall not determine it during the period of 21

days beginning with the date of receipt of the statement and the other documents mentioned in paragraph (6).”

(4) In the case of a ROMP application, in regulation 18 (provision of copies of environmental statements and further information for the Secretary of State on referral or appeal), in paragraph (a) for “section 77” substitute “paragraph 7(1) of Schedule 2 to the 1991 Act, paragraph 13(1) of Schedule 13 to the 1995 Act or paragraph 8(1) of Schedule 14 to the 1995 Act”.

(5) In the case of a ROMP application, in regulation 20 (availability of copies of environmental statements) after “the Order” insert “(as applied by regulation 16(4) or by paragraph 9(5) of Schedule 13 to the 1995 Act).”.

(6) In the case of a ROMP application, in regulation 22 (further information and evidence respecting environmental statements)—

(a) in paragraph (3)(a) for the words “applicant for planning permission or subsequent consent or the appellant (as the case may be)” substitute—

“person who has applied for or who has appealed in relation to the determination of the conditions to which the planning permission is to be subject, the relevant provisions of the 1991 or 1995 Act pursuant to which the application is made”;

(b) in paragraph (7) after the words “application or appeal” insert “until the date they specify for submission of the further information”.

Notes

¹ Word substituted by Neighbourhood Planning (General) Regulations 2012/637 Sch.3 para.10 (April 6, 2012)

² The provisions of the Order are not applied to applications under paragraph 9(1) of Schedule 13 to the 1995 Act as they are applied by paragraph 9(5) of Schedule 13 to the 1995 Act.

Commencement

Pt 10 reg. 47(1)-(6)(b): August 24, 2011

Extent

Pt 10 reg. 47(1)-(6)(b): England

Law In Force

48.— Modification of provisions on application to the High Court and giving of directions

(1) In the case of a ROMP application, for regulation 59 (application to the High Court) substitute—

“59. Application to the High Court

For the purposes of Part 12 of the Act (validity of certain decisions), the reference in section 288, as applied by paragraph 9(3) of Schedule 2 to the 1991 Act, paragraph 16(4) of Schedule 13 to the 1995 Act or paragraph 9(4) of Schedule 14 to the 1995 Act, to action of the Secretary of State which is not within the powers of the Act shall be taken to extend to the determination of a ROMP application by the Secretary of State in contravention of regulation 3.”

(2) The direction making power in article 25(2) of the Order shall apply to ROMP development as it applies to development in respect of which a planning application is made.

Commencement

Pt 10 reg. 48(1)-(2): August 24, 2011

Extent

Pt 10 reg. 48(1)-(2): England

Law In Force

49.— Suspension of minerals development

(1) Where the authority, the Secretary of State or an inspector is dealing with a ROMP application or an appeal arising from a ROMP application and notifies the applicant or appellant, as the case may be, that—

- (a) the submission of an environmental statement is required under regulation 10(1), 11(2) or 12(4) then such notification shall specify the period within which the environmental statement and compliance with regulation 17(6) is required; or
- (b) a statement should contain additional information under regulation 22(1) then such notification shall specify the period within which that information is provided.

(2) Subject to paragraph (3), the planning permission to which the ROMP application relates shall not authorise any minerals development (unless the Secretary of State has made a screening direction to the effect that ROMP development is not EIA development) if the applicant or the appellant does not—

- (a) write to the authority or Secretary of State within the 6 week or other period agreed pursuant to regulation 10(4), 11(5) or 12(6);
- (b) submit an environmental statement and comply with regulation 17(6) within the period specified by the authority or the Secretary of State in accordance with [paragraph (1)]¹ or within such extended period as is agreed in writing;
- (c) provide additional information within the period specified by the authority, the Secretary of State or an inspector in accordance with [paragraph (1)]¹ or within such extended period as is agreed in writing; or
- (d) where a notification under regulation 5(4), 6(3), 13(3) or 14(3) has been received, provide the additional information requested within 3 weeks beginning with the date of the notification, or within such extended period as may be agreed in writing with the authority or Secretary of State, as the case may be.

(3) Where paragraph (2) applies, the planning permission shall not authorise any minerals development from the end of—

- (a) the relevant 6 week or other period agreed in writing as referred to in sub-paragraph (2)(a); and
- (b) the period specified or agreed in writing as referred to in sub-paragraphs (2)(b), (c), and (d),

until the applicant has complied with all of the provisions referred to in paragraph (2) which are relevant to the application or appeal in question.

(4) Particulars of the suspension of minerals development and the date when that suspension ends must be entered in the appropriate part of the register as soon as reasonably practicable.

(5) Paragraph (2) shall not affect any minerals development carried out under the planning permission before the date of suspension of minerals development.

(6) For the purposes of paragraphs (2) to (5) “minerals development” means development consisting of the winning and working of minerals, or involving the depositing of mineral waste.

Notes

¹ Words substituted by Neighbourhood Planning (General) Regulations 2012/637 Sch.3 para.11 (April 6, 2012)

Commencement

Pt 10 reg. 49(1)-(6): August 24, 2011

Extent

Pt 10 reg. 49(1)-(6): England

Law In Force

50.— Determination of conditions and right of appeal on non-determination

(1) Where it falls to—

(a) a mineral planning authority to determine a Schedule 1 or a Schedule 2 application, paragraph 2(6)(b) of Schedule 2 to the 1991 Act, paragraph 9(9) of Schedule 13 to the 1995 Act or paragraph 6(8) of Schedule 14 to the 1995 Act shall not have effect to treat the authority as having determined the conditions to which any relevant planning permission is to be subject unless either the mineral planning authority has adopted a screening opinion or the Secretary of State has made a screening direction to the effect that the ROMP development in question is not EIA development;

(b) a mineral planning authority or the Secretary of State to determine a Schedule 1 or a Schedule 2 application—

(i) section 69 (register of applications, etc), and any provisions of the Order made by virtue of that section, shall have effect with any necessary amendments as if references to applications for planning permission included ROMP applications under paragraph 9(1) of Schedule 13 to the 1995 Act and paragraph 6(1) of Schedule 14 to the 1995 Act¹; and

(ii) where the relevant mineral planning authority is not the authority required to keep the register, the relevant mineral planning authority must provide the authority required to keep it with such information and documents as that authority requires to comply with section 69 as applied by sub-paragraph (i), with regulation 23 as applied by regulation 42, and with regulation 49(4).

(2) Where it falls to the mineral planning authority or the Secretary of State to determine an EIA application which is made under paragraph 2(2) of Schedule 2 to the 1991 Act, paragraph 4(4) of that Schedule shall not apply.

(3) Where it falls to the mineral planning authority to determine an EIA application, the authority shall give written notice of their determination of the ROMP application within 16 weeks beginning with the date of receipt by the authority of the ROMP application or such extended period as may be agreed in writing between the applicant and the authority.

(4) For the purposes of paragraph (3) a ROMP application is received by the authority when it receives—

- (a) a document referred to by the applicant as an environmental statement for the purposes of these Regulations;
- (b) any documents required to accompany that statement; and
- (c) any additional information which the authority has notified the applicant that the environmental statement should contain.

(5) Where paragraph (1)(a) applies—

- (a) paragraph 5(2) of Schedule 2 to the 1991 Act, paragraph 11(1) of Schedule 13 to the 1995 Act and paragraph 9(1) of Schedule 14 to the 1995 Act (right of appeal) shall have effect as if there were also a right of appeal to the Secretary of State where the mineral planning authority have not given written notice of their determination of the ROMP application in accordance with paragraph (3); and
- (b) paragraph 5(5) of Schedule 2 to the 1991 Act, paragraph 11(2) of Schedule 13 to the 1995 Act and paragraph 9(2) of Schedule 14 to the 1995 Act (right of appeal) shall have effect as if they also provided for notice of appeal to be made within 6 months from the expiry of the 16 week or other period agreed pursuant to paragraph (3).

(6) In determining for the purposes of paragraphs—

- (a) 2(6)(b) of Schedule 2 to the 1991 Act, 9(9) of Schedule 13 to the 1995 Act and 6(8) of Schedule 14 to the 1995 Act (determination of conditions); or
- (b) paragraph 5(5) of Schedule 2 to the 1991 Act, paragraph 11(2) of Schedule 13 to the 1995 Act and paragraph 9(2) of Schedule 14 to the 1995 Act (right of appeal) as applied by paragraph (26)(b),

the time which has elapsed without the mineral planning authority giving the applicant written notice of their determination in a case where the authority have notified an applicant in accordance with regulation 10(1) that the submission of an environmental statement is required and the Secretary of State has given a screening direction in relation to the ROMP development in question no account shall be taken of any period before the issue of the direction.

Notes

- ¹ These provisions are not applied to applications under paragraph 2(2) of Schedule 2 to the 1991 Act as they are applied by paragraph 9 of Schedule 2 to the 1991 Act.

Commencement

Pt 10 reg. 50(1)-(6)(b): August 24, 2011

Extent

Pt 10 reg. 50(1)-(6)(b): England

✔ Law In Force

51.— ROMP application by a mineral planning authority

(1) Where a mineral planning authority proposes to make or makes a ROMP application to the Secretary of State under regulation 11 (other consents) of the General Regulations which is a Schedule 1 or a Schedule 2 application (or proposed application), these Regulations shall apply to that application or proposed application as they apply to a ROMP application referred to the Secretary of State under paragraph 7(1) of Schedule 2 to the 1991 Act, paragraph 13(1) of Schedule 13 to the 1995 Act or paragraph 8(1) of Schedule 14 to the 1995 Act (reference of applications to the Secretary of State) subject to the following modifications—

(a) subject to paragraph (2) below, regulations 5 to 10, 12, 13, 14, 16 (save for the purposes of regulations 19(3) and (4)), 18 and 24(1) shall not apply;

(b) in regulation 4 (general provisions relating to screening), paragraphs (4)(b) and (10) shall not apply;

(c) in regulation 11(2) (application referred to the Secretary of State without an environmental statement), omit the words “and shall send a copy of that notification to the relevant planning authority”;

(d) in regulation 15 (procedure to facilitate preparation of environmental statements)—

(i) in sub-paragraph (3)(b) for the words “10(4)(a), or 11(5) or 12(6)” substitute “11(5)”;

(ii) in paragraph (4) omit the words “the relevant planning authority and” and “authority or”;

(e) in regulation 17(2) (publicity where an environmental statement is submitted after the planning application)—

(i) in sub-paragraph (a) omit the words “and the name and address of the relevant planning authority”;

(ii) for sub-paragraph (b) substitute—

“(b) the date on which the application was made and that it has been made to the Secretary of State under regulation 11 of the General Regulations;”;

(f) in regulation 19 (procedure where an environmental statement is submitted to the Secretary of State), in paragraph (2) omit the words “who shall send 1 copy to the relevant planning authority”;

(g) in regulation 22(3) (further information and evidence respecting environmental statements)—

(i) in sub-paragraph (a) omit the words “and the name and address of the relevant planning authority”;

(ii) for sub-paragraph (b) substitute—

“(b) the date on which the application was made and that it has been made to the Secretary of State under regulation 11 of the General Regulations;”;

(h) regulations 23 (availability of opinions, directions etc for inspection) and 24(2) (duties to inform the public and the Secretary of State of final decisions) shall apply as if the references to a “relevant planning authority” were references to a mineral planning authority.

(2) A mineral planning authority which is minded to make a ROMP application to the Secretary of State under regulation 11 of the General Regulations may request the Secretary of State in writing

to make a screening direction, and paragraphs (3) and (4) of regulation 6 shall apply to such a request as they apply to a request made pursuant to regulation 5(7) except that in paragraph (3) the words “, and may request the relevant planning authority to provide such information as they can on any of those points” shall be omitted.

- (3) A request under paragraph (2) shall be accompanied by—
- (a) a plan sufficient to identify the land;
 - (b) a brief description of the nature and purpose of the ROMP development and of its possible effects on the environment; and
 - (c) such other information as the authority may wish to provide or make.
- (4) An authority making a request under paragraph (2) shall send to the Secretary of State any additional information he may request in writing to enable him to make a direction.

Commencement

Pt 10 reg. 51(1)-(4): August 24, 2011

Extent

Pt 10 reg. 51(1)-(4): England

Law In Force

52.— ROMP applications: duty to make a prohibition order after two years suspension of permission

- (1) This regulation applies if, in relation to a minerals development—
- (a) a period of 2 years beginning with the suspension date has expired, and
 - (b) the steps specified in regulation 49(2) have yet to be taken.
- (2) The “suspension date” is the date on which the suspension of minerals development (within the meaning of regulation 49(3)) begins.
- (3) Paragraph 3 of Schedule 9 to the Act¹ (prohibition of resumption of mineral working) has effect in relation to any part of a site as it has effect in relation to the whole site.
- (4) Sub-paragraph (1) of that paragraph has effect as if for the words from “the mineral planning authority may by order” to the end there were substituted—
- “the mineral planning authority—
- (i) must by order prohibit the resumption of the winning and working or the depositing; and
 - (ii) may in the order impose, in relation to the site, any such requirement as is specified in sub-paragraph (3).”
- (5) In sub-paragraphs (2)(a) and (b) of that paragraph, references to winning and working or depositing are to be read as references to winning and working or depositing for which permission is not suspended by virtue of regulation 49(3).
- (6) Paragraph 4(7) of Schedule 9 to the Act has effect as if for “have effect” there were substituted “authorise that development”.

Notes

¹ Paragraph 3 was amended by the Planning and Compensation Act 1991 (c. 34), Schedule 1, paragraph 15(6).

Commencement

Pt 10 reg. 52(1)-(6): August 24, 2011

Extent

Pt 10 reg. 52(1)-(6): England

PART 11**Development with Significant Transboundary Effects**

Law In Force

53.— Development in England likely to have significant effects in another EEA State

(1) Where—

(a) it comes to the attention of the Secretary of State that development proposed to be carried out in England is the subject of an EIA application and is likely to have significant effects on the environment in another EEA State; or

(b) another EEA State likely to be significantly affected by such development so requests, the Secretary of State shall—

(i) send to the EEA State as soon as possible and no later than their date of publication in The London Gazette referred to in sub-paragraph (ii) below, the particulars mentioned in paragraph (2) and, if relevant, the information referred to in paragraph (3); and

(ii) publish the information in sub-paragraph (i) above in a notice placed in The London Gazette indicating the address where additional information is available; and

(iii) give the EEA State a reasonable time in which to indicate whether it wishes to participate in the procedure for which these Regulations provide.

(2) The particulars referred to in paragraph (1)(b)(i) are—

(a) a description of the development, together with any available information on its possible significant effect on the environment in another Member State; and

(b) information on the nature of the decision which may be taken.

(3) Where a EEA State indicates, in accordance with paragraph (1)(b)(iii), that it wishes to participate in the procedure for which these Regulations provide, the Secretary of State shall as soon as possible send to that EEA State the following information—

(a) a copy of the application concerned;

(b) a copy of any planning permission relating to the development;

(c) a copy of any environmental statement in respect of the development to which that application relates; and

(d) relevant information regarding the procedure under these Regulations,

but only to the extent that such information has not been provided to the EEA State earlier in accordance with paragraph (1)(b)(i).

(4) The Secretary of State shall also—

- (a) arrange for the particulars and information referred to in paragraphs (2) and (3) and any further information and any other information to be made available, within a reasonable time, to the authorities referred to in Article 6(1) of the Directive and the public concerned in the territory of the EEA State likely to be significantly affected; and
- (b) ensure that those authorities and the public concerned are given an opportunity, before planning permission for the development is granted, to forward to the Secretary of State, within a reasonable time, their opinion on the information supplied.

(5) The Secretary of State shall in accordance with Article 7(4) of the Directive—

- (a) enter into consultations with the EEA State concerned regarding, inter alia, the potential significant effects of the development on the environment of that EEA State and the measures envisaged to reduce or eliminate such effects; and
- (b) determine in agreement with the other EEA State a reasonable period of time for the duration of the consultation period.

(6) Where a EEA State has been consulted in accordance with paragraph (5), on the determination of the application concerned the Secretary of State shall inform the EEA State of the decision and shall forward to it a statement of—


- (a) the content of the decision and any conditions attached to it;
- (b) the main reasons and considerations on which the decision is based including, if relevant, information about the participation of the public; and
- (c) a description, where necessary, of the main measures to avoid, reduce and, if possible, offset the major adverse effects of the development.

Commencement

Pt 11 reg. 53(1)-(6)(c): August 24, 2011

Extent

Pt 11 reg. 53(1)-(6)(c): England

 Law In Force

54.— Projects in another EEA State likely to have significant transboundary effects

(1) Where the Secretary of State receives from another EEA State, pursuant to Article 7(1) or 7(2) of the Directive, information which that EEA State has gathered from the developer of a proposed project in that EEA State which is likely to have significant effects on the environment in England, the Secretary of State shall, in accordance with Article 7(4) of the Directive—

- (a) enter into consultations with that EEA State regarding the potential significant effects of the proposed project on the environment in England and the measures envisaged to reduce or eliminate such effects; and
- (b) determine in agreement with that EEA State a reasonable period, before development consent for the project is granted, during which members of the public in England may

submit to the competent authority in that EEA State representations pursuant to Article 7(3)(b) of the Directive.

(2) The Secretary of State shall also—

(a) arrange for the information referred to in paragraph (1) to be made available, within a reasonable time, both to the authorities in England which are likely to be concerned by the project by reason of their specific environmental responsibilities, and to the public concerned in England;

(b) ensure that those authorities and the public concerned in England are given an opportunity, before development consent for the project is granted, to forward to the competent authority in the relevant EEA State, within a reasonable time, their opinion on the information supplied; and

(c) so far as such information has been received by the Secretary of State, notify those authorities and the public concerned of the content of any decision of the competent authority of the relevant EEA State; and in particular—

(i) any conditions attached to it;

(ii) the main reasons and considerations on which the decision was based including, if relevant, information about the participation of the public; and

(iii) a description of the main measures to avoid, reduce and, if possible, offset any major adverse effects that have been identified.

Commencement

Pt 11 reg. 54(1)-(2)(c)(iii): August 24, 2011

Extent

Pt 11 reg. 54(1)-(2)(c)(iii): England

PART 12

Projects serving national defence purposes

Law In Force

55.— Projects serving national defence purposes in Scotland

(1) If a development comprises or forms part of a project serving national defence purposes and in the opinion of the Secretary of State compliance with the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 would have an adverse effect on those purposes the Secretary of State may direct that those Regulations shall not apply to a project specified in the direction.

(2) The Secretary of State shall notify the Scottish Ministers prior to making a direction.

(3) The Secretary of State shall send a copy of the direction to the Scottish Ministers and the relevant planning authority.

Commencement

Pt 12 reg. 55(1)-(3): August 24, 2011

Extent

Pt 12 reg. 55(1)-(3): Scotland

Law In Force

56.— Projects serving national defence purposes in Wales

(1) If a development comprises or forms part of a project serving national defence purposes and in the opinion of the Secretary of State compliance with [the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016]¹ would have an adverse effect on those purposes the Secretary of State may direct that these Regulations as amended for Wales shall not apply to a project specified in the direction.

(2) The Secretary of State shall notify the Welsh Ministers prior to making a direction.

(3) The Secretary of State shall send a copy of the direction to the Welsh Ministers and the relevant planning authority.

Notes

¹ Words substituted by Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016/58 Sch.9 para.7(2) (March 1, 2016)

Commencement

Pt 12 reg. 56(1)-(3): August 24, 2011

Extent

Pt 12 reg. 56(1)-(3): Wales

Law In Force

57.— Projects serving national defence purposes in Northern Ireland

(1) If a development comprises or forms part of a project serving national defence purposes and in the opinion of the Secretary of State compliance with the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 1999¹ would have an adverse effect on those purposes the Secretary of State may direct that those Regulations shall not apply to a project specified in the direction.

(2) The Secretary of State shall notify the Department of the Environment prior to making a direction.

(3) The Secretary of State shall send a copy of the direction to the relevant planning authority.

Notes

¹ SR 1999 No 73.

Commencement

Pt 12 reg. 57(1)-(3): August 24, 2011

Extent

Pt 12 reg. 57(1)-(3): Northern Ireland

PART 13**Miscellaneous**

Law In Force

58. Service of notices etc

Any notice or other document to be sent, served or given under these Regulations may be served or given in a manner specified in section 329¹ (service of notices).

Notes

¹ Section 329 was amended by the Town and Country Planning (Electronic Communications) (England) Order 2003 (S.I. 2003/956).

Commencement

Pt 13 reg. 58: August 24, 2011

Extent

Pt 13 reg. 58: England

Law In Force

59. Application to the High Court

For the purposes of Part 12 of the Act (validity of certain decisions), the reference in section 288 to action of the Secretary of State which is not within the powers of the Act shall be taken to extend to a grant of planning permission or subsequent consent by the Secretary of State in contravention of regulations 3 or 31.

Commencement

Pt 13 reg. 59: August 24, 2011

Extent

Pt 13 reg. 59: England

✔ Law In Force

60. Hazardous waste and material change of use

A change in the use of land or buildings to a use for a purpose mentioned in paragraph 9 of Schedule 1 involves a material change in the use of that land or those buildings for the purposes of section 55(1) (meaning of “development” and “new development”).

Commencement

Pt 13 reg. 60: August 24, 2011

Extent

Pt 13 reg. 60: England

✔ Law In Force

61.— Extension of the period for an authority's decision on a planning application

(1) In determining for the purposes of section 78 (right to appeal against planning decisions and failure to take such decisions) the time which has elapsed without the relevant planning authority giving notice to the applicant of their decision in a case where—

- (a) the authority have notified an applicant in accordance with regulation 10(1) that the submission of an environmental statement is required; and
- (b) the Secretary of State has given a screening direction in relation to the development in question,

no account shall be taken of any period before the issue of the direction.

(2) Where it falls to an authority to determine an EIA application, articles 29 (time periods for decision) and 30 (applications made under planning condition) of the Order shall have effect as if for each of the references in article 29(2)(a) and (b) and 30 to a period of 13 and 8 weeks respectively there were substituted a reference to a period of 16 weeks.

Commencement

Pt 13 reg. 61(1)-(2): August 24, 2011

Extent

Pt 13 reg. 61(1)-(2): England

✔ Law In Force

62. Extension of the power to provide in a development order for the giving of directions as respects the manner in which planning applications are dealt with

The provisions enabling the Secretary of State to give directions which may be included in a development order by virtue of section 60 (permission granted by development order) shall include provisions enabling him to direct that development which is both of a description mentioned in Column 1 of the table in Schedule 2, and of a class described in the direction is EIA development for the purposes of these Regulations.

Commencement

Pt 13 reg. 62: August 24, 2011

Extent

Pt 13 reg. 62: England

Law In Force

63.— Application to the Crown

- (1) These regulations shall apply to the Crown with the following modifications.
- (2) In regulation 11 (application referred to the Secretary of State without an environmental statement)—
- (a) in paragraph (1)—
 - (i) before “referred” insert “made or”; and
 - (ii) before “referral” insert “making or the”; and
 - (b) in paragraph (2), before “referred” insert “made or”.

Commencement

Pt 13 reg. 63(1)-(2)(b): August 24, 2011

Extent

Pt 13 reg. 63(1)-(2)(b): England

Law In Force

64.— Review

- (1) Before the end of each review period, the Secretary of State must—
- (a) carry out a review of these Regulations,
 - (b) set out the conclusions of the review in a report, and
 - (c) publish the report.
- (2) In carrying out the review the Secretary of State must, so far as is reasonable, have regard to how the Directive is implemented in other Member States.
- (3) The report must in particular—
- (a) set out the objectives intended to be achieved by the regulatory system established by these Regulations,
 - (b) assess the extent to which those objectives are achieved, and
 - (c) assess whether those objectives remain appropriate and, if so, the extent to which they could be achieved with a system that imposes less regulation.
- (4) “Review period” means—

- (a) the period of 5 years beginning with the day on which these Regulations came into force, and
- (b) subject to paragraph (5), each successive period of 5 years.

(5) If a report under this regulation is [...] ¹ published before the last day of the review period to which it relates, the following review period is to begin with the day on which that report is published.

Notes

¹ Word revoked by Neighbourhood Planning (General) Regulations 2012/637 Sch.3 para.12 (April 6, 2012)

Commencement

Pt 13 reg. 64(1)-(5): August 24, 2011

Extent

Pt 13 reg. 64(1)-(5): England

Law In Force

65.— Revocation of statutory instruments and transitional provisions

(1) The statutory instruments in Schedule 5 are revoked, to the extent shown in that Schedule.

(2) Nothing in paragraph (1) shall affect the continued application of the instruments revoked by that paragraph in relation to—

- (a) any application lodged or received by an authority before the commencement of these Regulations,
- (b) any undetermined ROMP application to which those instruments apply in accordance with the Town and Country Planning (Environmental Impact Assessment) (Mineral Permissions and Amendment) (England) Regulations 2008,
- (c) any appeal in relation to an application under paragraph (a) or (b), or
- (d) any matter in relation to which a local planning authority has before that date issued an enforcement notice under section 172,

and these Regulations shall not apply in relation to any such application, appeal, or matter.

Commencement

Pt 13 reg. 65(1)-(2)(d): August 24, 2011

Extent

Pt 13 reg. 65(1)-(2)(d): England

Law In Force

66. Consequential amendments

The instruments in Schedule 6 are amended to the extent shown in that Schedule.

Commencement

Pt 13 reg. 66: August 24, 2011

Extent

Pt 13 reg. 66: England

Law In Force

Signed by authority of the Secretary of State for Communities and Local Government

Bob Neill

Parliamentary Under Secretary of State
Department for Communities and Local Government

19th July 2011

SCHEDULE 1

Descriptions of development for the purposes of the definition of “Schedule 1 development”

Regulation 2(1)

Interpretation

Law In Force

In this Schedule—

“airport” means an airport which complies with the definition in the 1944 Chicago Convention setting up the International Civil Aviation Organisation (Annex 14)¹;

“express road” means a road which complies with the definition in the European Agreement on Main International Traffic Arteries of 15 November 1975²;

“nuclear power station” and “other nuclear reactor” do not include an installation from the site of which all nuclear fuel and other radioactive contaminated materials have been permanently removed; and development for the purpose of dismantling or decommissioning a nuclear power station or other nuclear reactor shall not be treated as development of the description mentioned in paragraph 2(b) of this Schedule.

Notes

¹ See Command Paper 6614.

² See Command Paper 6993.

Commencement

Sch. 1 para. 1 definition of "airport"- definition of "nuclear power station": August 24, 2011

Extent

Sch. 1 para. 1 definition of "airport"- definition of "nuclear power station": England

Descriptions of development

Law In Force

The carrying out of development to provide any of the following—

Commencement

Sch. 1 para. 1: August 24, 2011

Extent

Sch. 1 para. 1: England

Law In Force

1.

Crude-oil refineries (excluding undertakings manufacturing only lubricants from crude oil) and installations for the gasification and liquefaction of 500 tonnes or more of coal or bituminous shale per day.

Commencement

Sch. 1 para. 1: August 24, 2011

Extent

Sch. 1 para. 1: England

Law In Force

2.—

- (a) Thermal power stations and other combustion installations with a heat output of 300 megawatts or more; and
- (b) Nuclear power stations and other nuclear reactors (except research installations for the production and conversion of fissionable and fertile materials, whose maximum power does not exceed 1 kilowatt continuous thermal load).

Commencement

Sch. 1 para. 2(a)-(b): August 24, 2011

Extent

Sch. 1 para. 2(a)-(b): England

Law In Force

3.—

- (a) Installations for the reprocessing of irradiated nuclear fuel;
 - (b) Installations designed—
 - (i) for the production or enrichment of nuclear fuel,
 - (ii) for the processing of irradiated nuclear fuel or high-level radioactive waste,
 - (iii) for the final disposal of irradiated nuclear fuel,
 - (iv) solely for the final disposal of radioactive waste,
 - (v) solely for the storage (planned for more than 10 years) of irradiated nuclear fuels or radioactive waste in a different site than the production site.
-

Commencement

Sch. 1 para. 3(a)-(b)(v): August 24, 2011

Extent

Sch. 1 para. 3(a)-(b)(v): England

Law In Force

4.—

- (a) Integrated works for the initial smelting of cast-iron and steel;
 - (b) Installations for the production of non-ferrous crude metals from ore, concentrates or secondary raw materials by metallurgical, chemical or electrolytic processes.
-

Commencement

Sch. 1 para. 4(a)-(b): August 24, 2011

Extent

Sch. 1 para. 4(a)-(b): England

✔ Law In Force

5.

Installations for the extraction of asbestos and for the processing and transformation of asbestos and products containing asbestos—

- (a) for asbestos-cement products, with an annual production of more than 20,000 tonnes of finished products;
- (b) for friction material, with an annual production of more than 50 tonnes of finished products; and
- (c) for other uses of asbestos, utilisation of more than 200 tonnes per year.

Commencement

Sch. 1 para. 5(a)-(c): August 24, 2011

Extent

Sch. 1 para. 5(a)-(c): England

✔ Law In Force

6.

Integrated chemical installations, that is to say, installations for the manufacture on an industrial scale of substances using chemical conversion processes, in which several units are juxtaposed and are functionally linked to one another and which are—

- (a) for the production of basic organic chemicals;
- (b) for the production of basic inorganic chemicals;
- (c) for the production of phosphorous-, nitrogen- or potassium-based fertilisers (simple or compound fertilisers);
- (d) for the production of basic plant health products and of biocides;
- (e) for the production of basic pharmaceutical products using a chemical or biological process;
- (f) for the production of explosives.

Commencement

Sch. 1 para. 6(a)-(f): August 24, 2011

Extent

Sch. 1 para. 6(a)-(f): England

✔ Law In Force

7.—

- (a) Construction of lines for long-distance railway traffic and of airports with a basic runway length of 2,100 metres or more;
- (b) Construction of motorways and express roads;

(c) Construction of a new road of four or more lanes, or realignment and/or widening of an existing road of two lanes or less so as to provide four or more lanes, where such new road, or realigned and/or widened section of road would be 10 kilometres or more in a continuous length.

Commencement

Sch. 1 para. 7(a)-(c): August 24, 2011

Extent

Sch. 1 para. 7(a)-(c): England

Law In Force

8.—

- (a) Inland waterways and ports for inland-waterway traffic which permit the passage of vessels of over 1,350 tonnes;
- (b) Trading ports, piers for loading and unloading connected to land and outside ports (excluding ferry piers) which can take vessels of over 1,350 tonnes.

Commencement

Sch. 1 para. 8(a)-(b): August 24, 2011

Extent

Sch. 1 para. 8(a)-(b): England

Law In Force

9.

Waste disposal installations for the incineration, chemical treatment (as defined in Annex IIA to Council Directive 75/442/EEC¹ under heading D9), or landfill of hazardous waste as defined in regulation 6 of the Hazardous Waste (England and Wales) Regulations 2005.

Notes

¹ O.J. No. L 194, 25.7.1975, p. 39. Council Directive 75/442/EEC was amended by Council Directive 91/156/EEC (O.J. No. L 78, 26.3.1991, p. 32) and by Commission Decision 94/3/EC (O.J. No. L 5, 7.1.1994, p. 15).

Commencement

Sch. 1 para. 9: August 24, 2011

Extent

Sch. 1 para. 9: England

Law In Force

10.

Waste disposal installations for the incineration or chemical treatment (as defined in Annex IIA to Council Directive 75/442/EEC under heading D9) of non-hazardous waste with a capacity exceeding 100 tonnes per day.

Commencement

Sch. 1 para. 10: August 24, 2011

Extent

Sch. 1 para. 10: England

Law In Force

11.

Groundwater abstraction or artificial groundwater recharge schemes where the annual volume of water abstracted or recharged is equivalent to or exceeds 10 million cubic metres.

Commencement

Sch. 1 para. 11: August 24, 2011

Extent

Sch. 1 para. 11: England

Law In Force

12.—

- (a) Works for the transfer of water resources, other than piped drinking water, between river basins where the transfer aims at preventing possible shortages of water and where the amount of water transferred exceeds 100 million cubic metres per year;
- (b) In all other cases, works for the transfer of water resources, other than piped drinking water, between river basins where the multi-annual average flow of the basin of abstraction exceeds 2,000 million cubic metres per year and where the amount of water transferred exceeds 5% of this flow.

Commencement

Sch. 1 para. 12(a)-(b): August 24, 2011

Extent

Sch. 1 para. 12(a)-(b): England

Law In Force

13.

Waste water treatment plants with a capacity exceeding 150,000 population equivalent as defined in Article 2 point (6) of Council Directive 91/271/EEC¹.

Notes

¹ O.J. No. L 135, 30.5.1991, p. 40.

Commencement

Sch. 1 para. 13: August 24, 2011

Extent

Sch. 1 para. 13: England

Law In Force

14.

Extraction of petroleum and natural gas for commercial purposes where the amount extracted exceeds 500 tonnes per day in the case of petroleum and 500,000 cubic metres per day in the case of gas.

Commencement

Sch. 1 para. 14: August 24, 2011

Extent

Sch. 1 para. 14: England

Law In Force

15.

Dams and other installations designed for the holding back or permanent storage of water, where a new or additional amount of water held back or stored exceeds 10 million cubic metres.

Commencement

Sch. 1 para. 15: August 24, 2011

Extent

Sch. 1 para. 15: England

Law In Force

16.

Pipelines with a diameter of more than 800 millimetres and a length of more than 40 kilometres:

- for the transport of gas, oil, chemicals, or
- for the transport of carbon dioxide streams for the purposes of geological storage, including associated booster stations.

Commencement

Sch. 1 para. 16: August 24, 2011

Extent

Sch. 1 para. 16: England

Law In Force

17.

Installations for the intensive rearing of poultry or pigs with more than—

- (a) 85,000 places for broilers or 60,000 places for hens;
- (b) 3,000 places for production pigs (over 30 kg); or
- (c) 900 places for sows.

Commencement

Sch. 1 para. 17(a)-(c): August 24, 2011

Extent

Sch. 1 para. 17(a)-(c): England

Law In Force

18.

Industrial plants for—

- (a) the production of pulp from timber or similar fibrous materials;
- (b) the production of paper and board with a production capacity exceeding 200 tonnes per day.

Commencement

Sch. 1 para. 18(a)-(b): August 24, 2011

Extent

Sch. 1 para. 18(a)-(b): England

Law In Force

19.

Quarries and open-cast mining where the surface of the site exceeds 25 hectares, or peat extraction where the surface of the site exceeds 150 hectares.

Commencement

Sch. 1 para. 19: August 24, 2011

Extent

Sch. 1 para. 19: England

Law In Force

20.

Installations for storage of petroleum, petrochemical or chemical products with a capacity of 200,000 tonnes or more.

Commencement

Sch. 1 para. 20: August 24, 2011

Extent

Sch. 1 para. 20: England

Law In Force

21.

Any change to or extension of development listed in this Schedule where such a change or extension in itself meets the thresholds, if any, or description of development set out in this Schedule.

Commencement

Sch. 1 para. 21: August 24, 2011

Extent

Sch. 1 para. 21: England

Law In Force

22.

Storage sites pursuant to Directive 2009/31/EC of the European Parliament and of the Council of 23 April 2009 on the geological storage of carbon dioxide.¹

Notes

¹ O. J. No L 140, 5.6.2009, p. 114.

Commencement

Sch. 1 para. 22: August 24, 2011

Extent

Sch. 1 para. 22: England

Law In Force

23.

Installations for the capture of carbon dioxide streams for the purposes of geological storage pursuant to Directive 2009/31/EC from installations covered by this Schedule, or where the total yearly capture of carbon dioxide is 1.5 megatonnes or more.

Commencement

Sch. 1 para. 23: August 24, 2011

Extent

Sch. 1 para. 23: England

SCHEDULE 2

Descriptions of development and applicable thresholds and criteria for the purposes of the definition of “Schedule 2 development”

Regulation 2(1)

Law In Force

1.

In the table below—

“area of the works” includes any area occupied by apparatus, equipment, machinery, materials, plant, spoil heaps or other facilities or stores required for construction or installation;

“controlled waters” has the same meaning as in the Water Resources Act 1991¹;

“floorspace” means the floorspace in a building or buildings.

Notes

¹ See section 104.

Commencement

Sch. 2 para. 1 definition of "area of the works"- definition of "floorspace": August 24, 2011

Extent

Sch. 2 para. 1 definition of "area of the works"- definition of "floorspace": England

Law In Force

2.

The table below sets out the descriptions of development and applicable thresholds and criteria for the purpose of classifying development as Schedule 2 development.

<i>Column 1</i>	<i>Column 2</i>
<i>Description of development</i>	<i>Applicable thresholds and criteria</i>

The carrying out of development to provide any of the following—

1 Agriculture and aquaculture	
(a) Projects for the use of uncultivated land or semi-natural areas for intensive agricultural purposes;	The area of the development exceeds 0.5 hectare.
(b) Water management projects for agriculture, including irrigation and land drainage projects;	The area of the works exceeds 1 hectare.
(c) Intensive livestock installations (unless included in Schedule 1);	The area of new floorspace exceeds 500 square metres.
(d) Intensive fish farming;	The installation resulting from the development is designed to produce more than 10 tonnes of dead weight fish per year.
(e) Reclamation of land from the sea.	All development.

2 Extractive industry	
(a) Quarries, open cast mining and peat extraction (unless included in Schedule 1);	All development except the construction of buildings or other ancillary structures where the new floorspace does not exceed 1,000 square metres.
(b) Underground mining;	
(c) Extraction of minerals by fluvial or marine dredging;	All development.
(d) Deep drillings, in particular— (i) geothermal drilling; (ii) drilling for the storage of nuclear waste material; (iii) drilling for water supplies; with the exception of drillings for investigating the stability of the soil.	(i) In relation to any type of drilling, the area of the works exceeds 1 hectare; or (ii) in relation to geothermal drilling and drilling for the storage of nuclear waste material, the drilling is within 100 metres of any controlled waters

2 Extractive industry	
(e) Surface industrial installations for the extraction of coal, petroleum, natural gas and ores, as well as bituminous shale.	The area of the development exceeds 0.5 hectare.
3 Energy industry	
(a) Industrial installations for the production of electricity, steam and hot water (unless included in Schedule 1);	The area of the development exceeds 0.5 hectare.
(b) Industrial installations for carrying gas, steam and hot water;	The area of the works exceeds 1 hectare.
(c) Surface storage of natural gas; (d) Underground storage of combustible gases; (e) Surface storage of fossil fuels;	(i) The area of any new building, deposit or structure exceeds 500 square metres; or (ii) a new building, deposit or structure is to be sited within 100 metres of any controlled waters.
(f) Industrial briquetting of coal and lignite;	The area of new floorspace exceeds 1,000 square metres.
(g) Installations for the processing and storage of radioactive waste (unless included in Schedule 1);	(i) The area of new floorspace exceeds 1,000 square metres; or (ii) the installation resulting from the development will require the grant of an environmental permit under the Environmental Permitting (England and Wales) Regulations 2010 in relation to a radioactive substances activity described in paragraphs 5(2)(b), (2)(c) or (4) of Part 2 of Schedule 23 to those Regulations, or the variation of such a permit.
(h) Installations for hydroelectric energy production;	The installation is designed to produce more than 0.5 megawatts.
(i) Installations for the harnessing of wind power for energy production (wind farms).	(i) The development involves the installation of more than 2 turbines; or (ii) the hub height of any turbine or height of any other structure exceeds 15 metres.

3 Energy industry	
(j) Installations for the capture of carbon dioxide streams for the purposes of geological storage pursuant to Directive 2009/31/EC from installations not included in Schedule 1.	All development.
4 Production and processing of metals (a) Installations for the production of pig iron or steel (primary or secondary fusion) including continuous casting; (b) Installations for the processing of ferrous metals— (i) hot-rolling mills; (ii) smitheries with hammers; (iii) application of protective fused metal coats. (c) Ferrous metal foundries; (d) Installations for the smelting, including the alloyage, of non-ferrous metals, excluding precious metals, including recovered products (refining, foundry casting, etc); (e) Installations for surface treatment of metals and plastic materials using an electrolytic or chemical process; (f) Manufacture and assembly of motor vehicles and manufacture of motor-vehicle engines; (g) Shipyards; (h) Installations for the construction and repair of aircraft; (i) Manufacture of railway equipment; (j) Swaging by explosives; (k) Installations for the roasting and sintering of metallic ores.	The area of new floorspace exceeds 1,000 square metres.
5 Mineral industry (a) Coke ovens (dry coal distillation); (b) Installations for the manufacture of cement; (c) Installations for the production of asbestos and the manufacture of asbestos-based products (unless included in Schedule 1); (d) Installations for the manufacture of glass including glass fibre; (e) Installations for smelting mineral substances including the production of mineral fibres; (f) Manufacture of ceramic products by burning, in particular roofing tiles, bricks, refractory bricks, tiles, stoneware or porcelain.	The area of new floorspace exceeds 1,000 square metres.
6 Chemical industry (unless included in Schedule 1)	
(a) Treatment of intermediate products and production of chemicals; (b) Production of pesticides and pharmaceutical products, paint and varnishes, elastomers and peroxides;	The area of new floorspace exceeds 1,000 square metres.

6 Chemical industry (unless included in Schedule 1)	
(c) Storage facilities for petroleum, petrochemical and chemical products.	(i) The area of any new building or structure exceeds 0.05 hectare; or (ii) more than 200 tonnes of petroleum, petrochemical or chemical products is to be stored at any one time.
7 Food industry	
(a) Manufacture of vegetable and animal oils and fats; (b) Packing and canning of animal and vegetable products; (c) Manufacture of dairy products; (d) Brewing and malting; (e) Confectionery and syrup manufacture; (f) Installations for the slaughter of animals; (g) Industrial starch manufacturing installations; (h) Fish-meal and fish-oil factories; (i) Sugar factories.	The area of new floorspace exceeds 1,000 square metres.
8 Textile, leather, wood and paper industries	
(a) Industrial plants for the production of paper and board (unless included in Schedule 1); (b) Plants for the pre-treatment (operations such as washing, bleaching, mercerisation) or dyeing of fibres or textiles; (c) Plants for the tanning of hides and skins; (d) Cellulose-processing and production installations.	The area of new floorspace exceeds 1,000 square metres.
9 Rubber industry	
Manufacture and treatment of elastomer-based products.	The area of new floorspace exceeds 1,000 square metres.
10 Infrastructure projects	
[(a) Industrial estate development projects;	The area of the development exceeds 5 hectares.
(b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas;	(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or (ii) the development includes more than 150 dwellings; or (iii) the overall area of the development exceeds 5 hectares.
(c) Construction of intermodal transshipment facilities and of intermodal terminals (unless included in Schedule 1);	The area of the development exceeds 0.5 hectare.] ¹
(d) Construction of railways (unless included in Schedule 1);	The area of the works exceeds 1 hectare.
(e) Construction of airfields (unless included in Schedule 1);	(i) The development involves an extension to a runway; or (ii) the area of the works exceeds 1 hectare.
(f) Construction of roads (unless included in Schedule 1);	The area of the works exceeds 1 hectare.

10 Infrastructure projects	
(g) Construction of harbours and port installations including fishing harbours (unless included in Schedule 1);	The area of the works exceeds 1 hectare.
(h) Inland-waterway construction not included in Schedule 1, canalisation and flood-relief works; (i) Dams and other installations designed to hold water or store it on a long-term basis (unless included in Schedule 1); (j) Tramways, elevated and underground railways, suspended lines or similar lines of a particular type, used exclusively or mainly for passenger transport;	The area of the works exceeds 1 hectare.
(k) Oil and gas pipeline installations and pipelines for the transport of carbon dioxide streams for the purposes of geological storage (unless included in Schedule 1); (l) Installations of long-distance aqueducts;	(i) The area of the works exceeds 1 hectare; or, (ii) in the case of a gas pipeline, the installation has a design operating pressure exceeding 7 bar gauge.
(m) Coastal work to combat erosion and maritime works capable of altering the coast through the construction, for example, of dykes, moles, jetties and other sea defence works, excluding the maintenance and reconstruction of such works;	All development.
(n) Groundwater abstraction and artificial groundwater recharge schemes not included in Schedule 1; (o) Works for the transfer of water resources between river basins not included in Schedule 1;	The area of the works exceeds 1 hectare.
(p) Motorway service areas.	The area of the development exceeds 0.5 hectare.

11 Other projects	
(a) Permanent racing and test tracks for motorised vehicles;	The area of the development exceeds 1 hectare.
(b) Installations for the disposal of waste (unless included in Schedule 1);	(i) The disposal is by incineration; or (ii) the area of the development exceeds 0.5 hectare; or (iii) the installation is to be sited within 100 metres of any controlled waters.
(c) Waste-water treatment plants (unless included in Schedule 1);	The area of the development exceeds 1,000 square metres.
(d) Sludge-deposition sites; (e) Storage of scrap iron, including scrap vehicles;	(i) The area of deposit or storage exceeds 0.5 hectare; or (ii) a deposit is to be made or scrap stored within 100 metres of any controlled waters

11 Other projects	
(f) Test benches for engines, turbines or reactors; (g) Installations for the manufacture of artificial mineral fibres; (h) Installations for the recovery or destruction of explosive substances; (i) Knackers' yards.	The area of new floorspace exceeds 1,000 square metres.
12 Tourism and leisure	
(a) Ski-runs, ski-lifts and cable-cars and associated developments;	(i) The area of the works exceeds 1 hectare; or (ii) the height of any building or other structure exceeds 15 metres.
(b) Marinas;	The area of the enclosed water surface exceeds 1,000 square metres.
(c) Holiday villages and hotel complexes outside urban areas and associated developments; (d) Theme parks;	The area of the development exceeds 0.5 hectare.
(e) Permanent camp sites and caravan sites;	The area of the development exceeds 1 hectare.
(f) Golf courses and associated developments.	The area of the development exceeds 1 hectare.
13 Changes and extensions	
(a) Any change to or extension of development of a description listed in Schedule 1 (other than a change or extension falling within paragraph 21 of that Schedule) where that development is already authorised, executed or in the process of being executed.	<p>Either—</p> <p>(i) The development as changed or extended may have significant adverse effects on the environment; or</p> <p>(ii) in relation to development of a description mentioned in a paragraph in Schedule 1 indicated below, the thresholds and criteria in column 2 of the paragraph of this table indicated below applied to the change or extension are met or exceeded.</p> <p><i>Paragraph in Paragraph of this table</i></p> <p>Schedule 1</p> <p>1 6(a)</p> <p>2(a) 3(a)</p> <p>2(b) 3(g)</p> <p>3 3(g)</p> <p>4 4</p> <p>5 5</p> <p>6 6(a)</p> <p>7(a) 10(d) (in relation to railways) or 10(e) (in relation to airports)</p> <p>7(b) and (c) 10(f)</p> <p>8(a) 10(h)</p> <p>8(b) 10(g)</p> <p>9 11(b)</p> <p>10 11(b)</p> <p>11 10(n)</p> <p>12 10(o)</p> <p>13 11(c)</p> <p>14 2(e)</p> <p>15 10(i)</p> <p>16 10(k)</p> <p>17 1(c)</p> <p>18 8(a)</p> <p>19 2(a)</p> <p>20 6(c)</p>

13 Changes and extensions	
(b) Any change to or extension of development of a description listed in paragraphs 1 to 12 of column 1 of this table, where that development is already authorised, executed or in the process of being executed.	Either— (i) The development as changed or extended may have significant adverse effects on the environment; or (ii) in relation to development of a description mentioned in column 1 of this table, the thresholds and criteria in the corresponding part of column 2 of this table applied to the change or extension are met or exceeded.
(c) Development of a description mentioned in Schedule 1 undertaken exclusively or mainly for the development and testing of new methods or products and not used for more than two years.	All development.

Notes

- ¹ Entries substituted by Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015/660 reg.3(2) (April 6, 2015: substitution has effect subject to transitional and savings provisions specified in SI 2015/660 regs 4 and 5)

Commencement

Sch. 2 para. 2: August 24, 2011

Extent

Sch. 2 para. 2: England

SCHEDULE 3**Selection criteria for screening Schedule 2 development****Regulation 4(6)**

Law In Force

1. Characteristics of development

The characteristics of development must be considered having regard, in particular, to—

- (a) the size of the development;
- (b) the cumulation with other development;
- (c) the use of natural resources;
- (d) the production of waste;
- (e) pollution and nuisances;
- (f) the risk of accidents, having regard in particular to substances or technologies used.

Commencement

Sch. 3 para. 1(a)-(f): August 24, 2011

Extent

Sch. 3 para. 1(a)-(f): England

Law In Force

2. Location of development

The environmental sensitivity of geographical areas likely to be affected by development must be considered, having regard, in particular, to—

- (a) the existing land use;
- (b) the relative abundance, quality and regenerative capacity of natural resources in the area;
- (c) the absorption capacity of the natural environment, paying particular attention to the following areas—
 - (i) wetlands;
 - (ii) coastal zones;
 - (iii) mountain and forest areas;
 - (iv) nature reserves and parks;
 - (v) [areas classified or protected under Member States' legislation,]¹ areas designated by Member States pursuant to Council Directive 2009/147/EC on the conservation of wild birds² and Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora³;
 - (vi) areas in which the environmental quality standards laid down in EU legislation have already been exceeded;
 - (vii) densely populated areas;
 - (viii) landscapes of historical, cultural or archaeological significance.

Notes

¹ Words inserted by Neighbourhood Planning (General) Regulations 2012/637 Sch.3 para.13 (April 6, 2012)

² O.J. No. L 20, 26.1.2010, p. 7.

³ O.J. No. L 206, 22.7.1992, p. 7.

Commencement

Sch. 3 para. 2(a)-(c)(viii): August 24, 2011

Extent

Sch. 3 para. 2(a)-(c)(viii): England

Law In Force

3. Characteristics of the potential impact

The potential significant effects of development must be considered in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to—

- (a) the extent of the impact (geographical area and size of the affected population);
- (b) the transfrontier nature of the impact;
- (c) the magnitude and complexity of the impact;
- (d) the probability of the impact;
- (e) the duration, frequency and reversibility of the impact.

Commencement

Sch. 3 para. 3(a)-(e): August 24, 2011

Extent

Sch. 3 para. 3(a)-(e): England

SCHEDULE 4

Information for inclusion in environmental statements

Regulation 2(1)

PART 1

Law In Force

1.

Description of the development, including in particular—

- (a) a description of the physical characteristics of the whole development and the land-use requirements during the construction and operational phases;
- (b) a description of the main characteristics of the production processes, for instance, nature and quantity of the materials used;
- (c) an estimate, by type and quantity, of expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation, etc) resulting from the operation of the proposed development.

Commencement

Sch. 4(1) para. 1(a)-(c): August 24, 2011

Extent

Sch. 4(1) para. 1(a)-(c): England

Law In Force

2.

An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for the choice made, taking into account the environmental effects.

Commencement

Sch. 4(1) para. 2: August 24, 2011

Extent

Sch. 4(1) para. 2: England

Law In Force

3.

A description of the aspects of the environment likely to be significantly affected by the development, including, in particular, population, fauna, flora, soil, water, air, climatic factors, material assets, including the architectural and archaeological heritage, landscape and the inter-relationship between the above factors.

Commencement

Sch. 4(1) para. 3: August 24, 2011

Extent

Sch. 4(1) para. 3: England

Law In Force

4.

A description of the likely significant effects of the development on the environment, which should cover the direct effects and any indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative effects of the development, resulting from—

- (a) the existence of the development;
- (b) the use of natural resources;
- (c) the emission of pollutants, the creation of nuisances and the elimination of waste,

and the description by the applicant or appellant of the forecasting methods used to assess the effects on the environment.

Commencement

Sch. 4(1) para. 4(a)-(c): August 24, 2011

Extent

Sch. 4(1) para. 4(a)-(c): England

Law In Force

5.

A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment.

Commencement

Sch. 4(1) para. 5: August 24, 2011

Extent

Sch. 4(1) para. 5: England

Law In Force

6.

A non-technical summary of the information provided under paragraphs 1 to 5 of this Part.

Commencement

Sch. 4(1) para. 6: August 24, 2011

Extent

Sch. 4(1) para. 6: England

Law In Force

7.

An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the applicant or appellant in compiling the required information.

Commencement

Sch. 4(1) para. 7: August 24, 2011

Extent

Sch. 4(1) para. 7: England

PART 2

Law In Force

1.

A description of the development comprising information on the site, design and size of the development.

Commencement

Sch. 4(2) para. 1: August 24, 2011

Extent

Sch. 4(2) para. 1: England

Law In Force

2.

A description of the measures envisaged in order to avoid, reduce and, if possible, remedy significant adverse effects.

Commencement

Sch. 4(2) para. 2: August 24, 2011

Extent

Sch. 4(2) para. 2: England

Law In Force

3.

The data required to identify and assess the main effects which the development is likely to have on the environment.

Commencement

Sch. 4(2) para. 3: August 24, 2011

Extent

Sch. 4(2) para. 3: England

Law In Force

4.

An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for the choice made, taking into account the environmental effects.

Commencement

Sch. 4(2) para. 4: August 24, 2011

Extent

Sch. 4(2) para. 4: England

Law In Force

5.

A non-technical summary of the information provided under paragraphs 1 to 4 of this Part.

Commencement

Sch. 4(2) para. 5: August 24, 2011

Extent

Sch. 4(2) para. 5: England

SCHEDULE 5

Statutory instruments revoked

Regulation 65(1)

Law In Force

<i>Title of instrument</i>	<i>Reference</i>	<i>Extent of revocation</i>
The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999	S.I. 1999/293	The whole of the Regulations in so far as they apply to England.
The Town and Country Planning (Environmental Impact Assessment) (England and Wales) (Amendment) Regulations 2000	S.I. 2000/2867	The whole of the Regulations in so far as they apply to England.
The Town and Country Planning (Application of Subordinate Legislation to the Crown) Order 2006	S.I. 2006/1282	Article 22 so far as it applies to England.
The Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2006	S.I. 2006/3295	Regulations 1-21, 23 and 24 so far as they apply to England, and regulation 22.

<i>Title of instrument</i>	<i>Reference</i>	<i>Extent of revocation</i>
The Town and Country Planning (Environmental Impact Assessment) (Mineral Permissions and Amendment) (England) Regulations 2008	S.I. 2008/1556	Regulations 3 and 4.
The Town and Country Planning (Environmental Impact Assessment) (Amendment) (England) Regulations 2008	S.I.2008/2093	The whole of the Regulations.

Commencement

Sch. 5 para. 1: August 24, 2011

Extent

Sch. 5 para. 1: England

SCHEDULE 6

Consequential amendments

Regulation 66

The Town and Country Planning (General Permitted Development) Order 1995

Law In Force

1.

The Town and Country Planning (General Permitted Development) Order 1995 is amended as follows.

Commencement

Sch. 6 para. 1: August 24, 2011

Extent

Sch. 6 para. 1: England

Law In Force

2.

In article 3(10), for “the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999”, substitute “the Town and Country Planning (Environmental Impact Assessment) Regulations 2011”.

Commencement

Sch. 6 para. 2: August 24, 2011

Extent

Sch. 6 para. 2: England

Law In Force

3.

In article 3(11) for “regulation 4(7)” substitute “regulation 4(8)”.

Commencement

Sch. 6 para. 3: August 24, 2011

Extent

Sch. 6 para. 3: England

The Gas Transporter Pipe-line Works (Environmental Impact Assessment) Regulations 1999

Law In Force

4.

The Gas Transporter Pipe-line Works (Environmental Impact Assessment) Regulations 1999 are amended as follows.

Commencement

Sch. 6 para. 4: August 24, 2011

Extent

Sch. 6 para. 4: England

Law In Force

5.

In regulation 2(1), for the definition of “the 1999 EIA Regulations” substitute ““the 2011 EIA Regulations” means the Town and Country Planning (Environmental Impact Assessment) Regulations 2011;”.

Commencement

Sch. 6 para. 5: August 24, 2011

Extent

Sch. 6 para. 5: England

Law In Force

6.

In regulation 4(3), for “the 1999 EIA Regulations” (at both places where those words occur) substitute “the 2011 EIA Regulations”.

Commencement

Sch. 6 para. 6: August 24, 2011

Extent

Sch. 6 para. 6: England

The Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999

Law In Force

7.

The Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999 are amended as follows.

Commencement

Sch. 6 para. 7: August 24, 2011

Extent

Sch. 6 para. 7: England

Law In Force

8.

In regulation 3(1)(c)(ii), for “the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999;” substitute “the Town and Country Planning (Environmental Impact Assessment) Regulations 2011;”.

Commencement

Sch. 6 para. 8: August 24, 2011

Extent

Sch. 6 para. 8: England

The Town and Country Planning (Major Infrastructure Project Inquiries Procedure) (England) Rules 2005

R Repealed

9. [...]¹**Notes**

¹ Revoked by Town and Country Planning (Hearings and Inquiries Procedure) (England) (Amendment and Revocation) Rules 2015/316 Sch.1 para.1 (April 6, 2015: revocation has effect subject to transitional provisions specified in SI 2015/316 rule 7(2))

R Repealed

10. [...]¹**Notes**

¹ Revoked by Town and Country Planning (Hearings and Inquiries Procedure) (England) (Amendment and Revocation) Rules 2015/316 Sch.1 para.1 (April 6, 2015: revocation has effect subject to transitional provisions specified in SI 2015/316 rule 7(2))

The Planning (National Security Directions and Appointed Representatives) (England) Rules 2006

✓ Law In Force

11.

The Planning (National Security Directions and Appointed Representatives) (England) Rules 2006 are amended as follows.

Commencement

Sch. 6 para. 11: August 24, 2011

Extent

Sch. 6 para. 11: England

Law In Force

12.

In regulation 6(8), for the definition of “EIA application”, substitute ““EIA application” has the same meaning as in regulation 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and “environmental statement” means a statement which the applicant refers to as an environmental statement for the purposes of those regulations”.

Commencement

Sch. 6 para. 12: August 24, 2011

Extent

Sch. 6 para. 12: England

Environmental Impact Assessment (Agriculture) (England) (No 2) Regulations 2006

Law In Force

13.

The Environmental Impact Assessment (Agriculture) (England) (No 2) Regulations 2006 are amended as follows.

Commencement

Sch. 6 para. 13: August 24, 2011

Extent

Sch. 6 para. 13: England

Law In Force

14.

In regulation 3(2)(b), for “the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 apply;” substitute “the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 apply;”.

Commencement

Sch. 6 para. 14: August 24, 2011

Extent

Sch. 6 para. 14: England

The Environmental Impact Assessment and Natural Habitats (Extraction of Minerals by Marine Dredging) (England and Northern Ireland) Regulations 2007

Law In Force

15.

The Environmental Impact Assessment and Natural Habitats (Extraction of Minerals by Marine Dredging) (England and Northern Ireland) Regulations 2007 are amended as follows.

Commencement

Sch. 6 para. 15: August 24, 2011

Extent

Sch. 6 para. 15: England

Law In Force

16.

In regulation 2(1), in the definition of “dredging”, for “the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999;” substitute “the Town and Country Planning (Environmental Impact Assessment) Regulations 2011;”.

Commencement

Sch. 6 para. 16: August 24, 2011

Extent

Sch. 6 para. 16: England

The Town and Country Planning (Development Management Procedure) (England) Order 2010

R Repealed

17. [...]¹

Notes

¹ Revoked by Town and Country Planning (Development Management Procedure) (England) Order 2015/595 Sch.9 para.1 (April 15, 2015)

R Repealed

18. [...]¹

Notes

¹ Revoked by Town and Country Planning (Development Management Procedure) (England) Order 2015/595 Sch.9 para.1 (April 15, 2015)

R Repealed

19. [...]¹

Notes

¹ Revoked by Town and Country Planning (Development Management Procedure) (England) Order 2015/595 Sch.9 para.1 (April 15, 2015)

R Repealed

20. [...]¹

Notes

¹ Revoked by Town and Country Planning (Development Management Procedure) (England) Order 2015/595 Sch.9 para.1 (April 15, 2015)

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations consolidate with amendments the provisions of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (“the 1999 Regulations”) and subsequent amending instruments. The 1999 Regulations consolidated and updated earlier instruments which implemented the Council Directive on the assessment of the effects of certain public and private projects on the environment¹

These Regulations include provisions in relation to projects serving national defence purposes in Scotland, Wales and Northern Ireland, but apart from those provisions these Regulations apply in relation to England only. They also include provisions regarding the application of these Regulations to the Crown, which are similar to the provisions in article 22 of the Town and Country Planning (Application of Subordinate Legislation to the Crown) Order 2006 (“the 2006 Order”), which modified the 1999 Regulations. Article 22 of the 2006 Order is consequently revoked.

The main changes to the 1999 Regulations are:

- a limitation to the requirement for subsequent applications to be subject to the screening process to those cases where the development in question is likely to have significant effects on the environment which were not identified at the time that the initial planning permission was granted (regulation 8).
- a requirement for the reasons for negative screening decisions to be provided in writing and placed on Part 1 of the Register, to be available for public inspection (regulation 4(5) and (7)).
- an amendment to clarify that any person may ask the Secretary of State to exercise the power of direction (regulation 4(8)).
- the inclusion of sites for the geological storage of carbon dioxide in Schedule 1(22) and installations for the capture of carbon dioxide streams for the purposes of geological storage in Schedule 2(3)(j). These amendments are required by the Directive on the Geological Storage of Carbon Dioxide (Directive 2009/31/EC).
- an amendment to the provisions relating to changes or extensions to existing development, so that the effects of the development as a whole once modified are considered (Schedule 2(13)).

Regulation 64 requires the Secretary of State to review the operation and effect of these Regulations and lay a report before Parliament within 5 years after they come into force and within every 5 years after that. Following a review it will fall to the Secretary of state to consider whether the Regulations should remain as they are, or be revoked or amended. A further instrument would be needed to revoke the Regulations or to amend them.

There are transitional provisions (regulation 65) and consequential amendments to a number of instruments (regulation 66 and Schedule 6).

A full impact assessment of the effect that this instrument will have on the costs of business, charities and the voluntary sector has been placed in the Library of each House of Parliament and copies may be obtained from the Planning Directorate, the Department for Communities and Local Government, Eland House, Bressenden Place, London SW1E 5DU or <http://www.communities.gsi.gov.uk>.

Notes

- ¹ O.J. No. L 175, 5.7.1985, p. 40. Council Directive 85/337/EEC was amended by Council Directive 97/11/EC, O.J. No. L 73, 14.3.1997, p.5; Directive 2003/35/EC of the European Parliament and of the Council, O.J. No. L 156, 25.6.2003, p.17; and Directive 2009/31/EC of the European Parliament and of the Council, O.J. No. L 140, 5.6.2009, p. 114.
-

Modifications

Provision	Modification	Notes	Further Information
Pt 1 reg. 3	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(a)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(a)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 43		
Pt 2 reg. 4	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(b)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(b)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(1)(b)		
Pt 2 reg. 5	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 7 reg. 25(a)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(a)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(c)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(1)(a)		
Pt 2 reg. 5(4)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 3 reg. 7		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 3 reg. 9		

Pt 2 reg. 5(5)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 3 reg. 7		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 3 reg. 9		
Pt 2 reg. 6	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 7 reg. 25(a)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(a)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(d)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(1)(a)		
Pt 2 reg. 6(3)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 3 reg. 11(1)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 3 reg. 12(1)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(2)		
Pt 2 reg. 6(4)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 3 reg. 11(1)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 3 reg. 12(1)		
Pt 3 reg. 7	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 7 reg. 25		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 7 reg. 25(b)		

	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(a)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(e)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(1)(a)		
Pt 3 reg. 8	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 7 reg. 25(b)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(a)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(f)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(1)(a)		
Pt 3 reg. 9	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(a)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(f)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(1)(a)		
Pt 3 reg. 10	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 7 reg. 25(c)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(a)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(g)		

	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 45(1)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(1)(a)		
Pt 3 reg. 10(4)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 44		
Pt 3 reg. 10A	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(a)		
Pt 3 reg. 11	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(a)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(h)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 13 reg. 63		
Pt 3 reg. 11(2)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(1)(c)		
Pt 3 reg. 11(5)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 45(2)		
Pt 3 reg. 11(6)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 45(1)		
Pt 3 reg. 11(7)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 45(1)		
Pt 3 reg. 12	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(a)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(h)		

	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 46		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(1)(a)		
Pt 3 reg. 12(6)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 45(2)		
Pt 3 reg. 12(7)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 45(1)		
Pt 3 reg. 12(8)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 45(1)		
Pt 4 reg. 13	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 7 reg. 25(d)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(c)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(i)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(1)(a)		
Pt 4 reg. 13(9)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 47(1)		
Pt 4 reg. 14	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 7 reg. 25(d)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(d)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(j)		

	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(1)(a)		
Pt 4 reg. 14(6)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 47(1)		
Pt 4 reg. 15	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 7 reg. 25(e)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(a)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(k)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(1)(d)		
Pt 5 reg. 16	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 5 reg. 19		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 7 reg. 25(f)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(e)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(l)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(1)(a)		
Pt 5 reg. 16(4)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 47(2)		
Pt 5 reg. 17	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(f)		

	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(m)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 47(3)		
Pt 5 reg. 17(2)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(1)(e)		
Pt 5 reg. 17(7)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 1 reg. 1(3)		
Pt 5 reg. 18	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(a)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(n)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(1)(a)		
Pt 5 reg. 18(a)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 47(4)		
Pt 5 reg. 18(b)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 46		
Pt 5 reg. 19	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 7 reg. 25(g)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(a)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(n)		
Pt 5 reg. 19(2)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(1)(f)		

Pt 5 reg. 20	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(g)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(o)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 47(5)		
Pt 5 reg. 22	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(h)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(p)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 9 reg. 38		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 47(6)		
Pt 5 reg. 22(3)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(1)(g)		
Pt 6 reg. 23	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(i)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(q)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(1)(h)		
Pt 6 reg. 24	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(j)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(r)		

Pt 6 reg. 24(1)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(1)(a)		
Pt 6 reg. 24(2)	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 51(1)(h)		
Pt 7	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(s)		
Pt 7 reg. 25	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 45(1)		
Pt 8	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(s)		
Pt 9	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(s)		
Pt 10	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(s)		
Pt 11 reg. 53	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29(5)(k)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 8 reg. 29A(4)(t)		
	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 9 reg. 41		
Pt 13 reg. 59	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 48(1)		
Pt 13 reg. 61	Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824, Pt 10 reg. 45(1)		

Table of Contents

Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824..	<u>1</u>
Preamble	<u>1</u>
Part 1 General.....	<u>1</u>
✓ reg. 1 Citation, commencement and application.....	<u>1</u>
✓ reg. 2 Interpretation.....	<u>2</u>
✓ reg. 3 Prohibition on granting planning permission or subsequent consent without consideration of environmental information.....	<u>6</u>
Part 2 Screening.....	<u>7</u>
✓ reg. 4 General provisions relating to screening.....	<u>7</u>
✓ reg. 5 Requests for screening opinions of the local planning authority.....	<u>8</u>
✓ reg. 6 Requests for screening directions of the Secretary of State.....	<u>10</u>
Part 3 Procedures Concerning Applications for Planning Permission.....	<u>10</u>
✓ reg. 7 Applications which appear to require screening opinion.....	<u>10</u>
✓ ! reg. 8 Subsequent applications where environmental information previously provided.....	<u>11</u>
✓ reg. 9 Subsequent applications where environmental information not previously provided.....	<u>12</u>
✓ reg. 10 Application made to a local planning authority without an environmental statement.....	<u>12</u>
✓ reg. 10A Applications made directly to the Secretary of State without an environmental statement.....	<u>14</u>
✓ reg. 11 Application referred to the Secretary of State without an environmental statement.....	<u>15</u>
✓ reg. 12 Appeal to the Secretary of State without an environmental statement.....	<u>16</u>
Part 4 Preparation of Environmental Statements.....	<u>17</u>
✓ reg. 13 Scoping opinions of the local planning authority.....	<u>17</u>
✓ reg. 14 Scoping directions of the Secretary of State.....	<u>18</u>
✓ reg. 15 Procedure to facilitate preparation of environmental statements.....	<u>19</u>
Part 5 Publicity and Procedures on Submission of Environmental Statements.....	<u>20</u>
✓ reg. 16 Procedure where an environmental statement is submitted to a local planning authority.....	<u>20</u>
✓ reg. 17 Publicity where an environmental statement is submitted after the planning application.....	<u>21</u>
✓ reg. 18 Provision of copies of environmental statements and further information for the Secretary of State on referral or appeal.....	<u>23</u>
✓ reg. 19 Procedure where an environmental statement is submitted to the Secretary of State.....	<u>24</u>
✓ reg. 20 Availability of copies of environmental statements.....	<u>24</u>
✓ reg. 21 Charges for copies of environmental statements.....	<u>25</u>
✓ reg. 22 Further information and evidence respecting environmental statements.....	<u>25</u>

Part 6 Availability of Directions etc and Notification of Decisions.....	27
✓ reg. 23 Availability of opinions, directions etc for inspection.....	27
✓ reg. 24 Duties to inform the public and the Secretary of State of final decisions.....	28
Part 7 Development By a Local Planning Authority.....	28
✓ reg. 25 Modifications where application by a local planning authority.....	29
✓ reg. 26 Screening opinions and directions.....	30
Part 8 Restrictions of Grants of Permission.....	30
✓ reg. 27 Old simplified planning zone schemes or enterprise orders.....	31
✓ reg. 28 New simplified planning zone schemes or enterprise zone orders.....	31
✓ reg. 29 Local development orders.....	32
✓ reg. 29A Neighbourhood development orders.....	36
Part 9 Unauthorised Development.....	42
✓ reg. 30 Interpretation.....	42
✓ reg. 31 Prohibition on the grant of planning permission for unauthorised EIA development.....	42
✓ reg. 32 Screening opinions of the local planning authority.....	43
✓ reg. 33 Screening directions of the Secretary of State.....	44
✓ reg. 34 Provision of information.....	44
✓ reg. 35 Appeal to the Secretary of State without a screening opinion or screening direction.....	45
✓ reg. 36 Appeal to the Secretary of State without an environmental statement.....	46
✓ reg. 37 Procedure where an environmental statement is submitted to the Secretary of State.....	47
✓ reg. 38 Further information and evidence respecting environmental statements.....	47
✓ reg. 39 Publicity for environmental statements or further information.....	48
✓ reg. 40 Public inspection of documents.....	49
✓ reg. 41 Significant transboundary effects.....	49
Part 10 ROMP Applications.....	50
✓ reg. 42 General application of the Regulations to ROMP applications.....	50
✓ reg. 43 Modification of provisions on prohibition of granting planning permission or subsequent consent.....	51
✓ reg. 44 Modification of provisions on application to local planning authority without an environmental statement.....	51
✓ reg. 45 Disapplication of Regulations and modifications of provisions on application referred to or appealed to the Secretary of State without an environmental statement.....	52
✓ reg. 46 Substitution of references to section 78 right of appeal and modification of provisions on appeal to the Secretary of State without an environmental statement.....	52
✓ reg. 47 Modification of provisions on preparation, publicity and procedures on submission of environmental statements.....	53
✓ reg. 48 Modification of provisions on application to the High Court and giving of directions.....	54

✓ reg. 49 Suspension of minerals development.	<u>55</u>
✓ reg. 50 Determination of conditions and right of appeal on non-determination.	<u>56</u>
✓ reg. 51 ROMP application by a mineral planning authority.	<u>57</u>
✓ reg. 52 ROMP applications: duty to make a prohibition order after two years suspension of permission.	<u>59</u>
Part 11 Development with Significant Transboundary Effects.	<u>60</u>
✓ reg. 53 Development in England likely to have significant effects in another EEA State.	<u>60</u>
✓ reg. 54 Projects in another EEA State likely to have significant transboundary effects.	<u>61</u>
Part 12 Projects serving national defence purposes.	<u>62</u>
✓ reg. 55 Projects serving national defence purposes in Scotland.	<u>62</u>
✓ reg. 56 Projects serving national defence purposes in Wales.	<u>63</u>
✓ reg. 57 Projects serving national defence purposes in Northern Ireland.	<u>63</u>
Part 13 Miscellaneous.	<u>64</u>
✓ reg. 58 Service of notices etc.	<u>64</u>
✓ reg. 59 Application to the High Court.	<u>64</u>
✓ reg. 60 Hazardous waste and material change of use.	<u>64</u>
✓ reg. 61 Extension of the period for an authority's decision on a planning application.	<u>65</u>
✓ reg. 62 Extension of the power to provide in a development order for the giving of directions as respects the manner in which planning applications are dealt with.	<u>65</u>
✓ reg. 63 Application to the Crown.	<u>66</u>
✓ reg. 64 Review.	<u>66</u>
✓ reg. 65 Revocation of statutory instruments and transitional provisions.	<u>67</u>
✓ reg. 66 Consequential amendments.	<u>67</u>
✓ Signatures.	<u>68</u>
Schedule 1 Descriptions of development for the purposes of the definition of "Schedule 1 development"	<u>68</u>
Interpretation.	<u>68</u>
✓ para. 1.	<u>68</u>
Descriptions of development.	<u>69</u>
✓ para. 1.	<u>69</u>
✓ para. 1.	<u>69</u>
✓ para. 2.	<u>69</u>
✓ para. 3.	<u>70</u>
✓ para. 4.	<u>70</u>
✓ para. 5.	<u>70</u>
✓ para. 6.	<u>71</u>
✓ para. 7.	<u>71</u>
✓ para. 8.	<u>72</u>
✓ para. 9.	<u>72</u>

✓ para. 10	<u>72</u>
✓ para. 11	<u>73</u>
✓ para. 12	<u>73</u>
✓ para. 13	<u>73</u>
✓ para. 14	<u>74</u>
✓ para. 15	<u>74</u>
✓ para. 16	<u>74</u>
✓ para. 17	<u>75</u>
✓ para. 18	<u>75</u>
✓ para. 19	<u>75</u>
✓ para. 20	<u>76</u>
✓ para. 21	<u>76</u>
✓ para. 22	<u>76</u>
✓ para. 23	<u>77</u>
Schedule 2 Descriptions of development and applicable thresholds and criteria for the purposes of the definition of "Schedule 2 development".....	<u>77</u>
✓ para. 1	<u>77</u>
✓ para. 2	<u>78</u>
Schedule 3 Selection criteria for screening Schedule 2 development.....	<u>84</u>
✓ para. 1 Characteristics of development.....	<u>84</u>
✓ para. 2 Location of development.....	<u>85</u>
✓ para. 3 Characteristics of the potential impact.....	<u>85</u>
Schedule 4 Information for inclusion in environmental statements.....	<u>86</u>
Part 1	<u>86</u>
✓ para. 1	<u>86</u>
✓ para. 2	<u>87</u>
✓ para. 3	<u>87</u>
✓ para. 4	<u>87</u>
✓ para. 5	<u>88</u>
✓ para. 6	<u>88</u>
✓ para. 7	<u>88</u>
Part 2	<u>89</u>
✓ para. 1	<u>89</u>
✓ para. 2	<u>89</u>
✓ para. 3	<u>89</u>
✓ para. 4	<u>89</u>
✓ para. 5	<u>90</u>
Schedule 5 Statutory instruments revoked.....	<u>90</u>
✓ para. 1	<u>90</u>

Schedule 6 Consequential amendments.....	<u>91</u>
The Town and Country Planning (General Permitted Development) Order 1995....	<u>91</u>
<input checked="" type="checkbox"/> para. 1	<u>91</u>
<input checked="" type="checkbox"/> para. 2	<u>91</u>
<input checked="" type="checkbox"/> para. 3	<u>92</u>
The Gas Transporter Pipe-line Works (Environmental Impact Assessment) Regulations 1999.....	<u>92</u>
<input checked="" type="checkbox"/> para. 4	<u>92</u>
<input checked="" type="checkbox"/> para. 5	<u>92</u>
<input checked="" type="checkbox"/> para. 6	<u>93</u>
The Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999.....	<u>93</u>
<input checked="" type="checkbox"/> para. 7	<u>93</u>
<input checked="" type="checkbox"/> para. 8	<u>93</u>
The Town and Country Planning (Major Infrastructure Project Inquiries Procedure) (England) Rules 2005.....	<u>94</u>
<input checked="" type="checkbox"/> para. 9	<u>94</u>
<input checked="" type="checkbox"/> para. 10	<u>94</u>
The Planning (National Security Directions and Appointed Representatives) (England) Rules 2006.....	<u>94</u>
<input checked="" type="checkbox"/> para. 11	<u>94</u>
<input checked="" type="checkbox"/> para. 12	<u>95</u>
Environmental Impact Assessment (Agriculture) (England) (No 2) Regulations 2006.	<u>95</u>
<input checked="" type="checkbox"/> para. 13	<u>95</u>
<input checked="" type="checkbox"/> para. 14	<u>95</u>
The Environmental Impact Assessment and Natural Habitats (Extraction of Minerals by Marine Dredging) (England and Northern Ireland) Regulations 2007.....	<u>96</u>
<input checked="" type="checkbox"/> para. 15	<u>96</u>
<input checked="" type="checkbox"/> para. 16	<u>96</u>
The Town and Country Planning (Development Management Procedure) (England) Order 2010.....	<u>96</u>
<input checked="" type="checkbox"/> para. 17	<u>97</u>
<input checked="" type="checkbox"/> para. 18	<u>97</u>
<input checked="" type="checkbox"/> para. 19	<u>97</u>
<input checked="" type="checkbox"/> para. 20	<u>97</u>
Explanatory Note	<u>97</u>
para. 1	<u>98</u>
Modifications.....	<u>100</u>
Table of Contents.....	<u>109</u>